



## Greenways Close, Bridlington

YO16 6XL



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Offers Over £450,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE

# Greenways Close, Bridlington

## DESCRIPTION

This deceptively spacious and substantially extended, detached dormer bungalow offers a rare and versatile layout, perfectly suited to multi-generational living or those requiring accessible accommodation. Whether you're accommodating older children, extended family, or a live-in carer, this thoughtfully reconfigured home provides flexibility, comfort, and independence for all.

Designed with accessibility in mind, the property has been expertly reconfigured for disabled use. It includes a ceiling track hoist system and is fully wheelchair-friendly throughout. To the rear, there is an independent living space providing a private, self-contained area.

Upon entering, you're welcomed by a generous entrance hall that sets the tone for the space throughout. At the front of the property is a double bedroom complete with built-in wardrobes, alongside a separate lounge that could easily serve as an additional bedroom. There's also a dedicated office space, a stylish family bathroom with a three-piece suite, and a further large double bedroom.

Towards the rear of the home lies the true heart of the property: an expansive open-plan kitchen, dining, and living area. The modern kitchen is fitted with ample storage, integrated appliances, and a separate utility room. There's plenty of room for a family dining table, a generous lounge area, and even space for hobbies or play, making it the perfect hub for family life and entertaining.

At the very rear, a further ground floor double bedroom offers built-in wardrobes, sliding doors opening onto the garden, and a private en suite wet room.

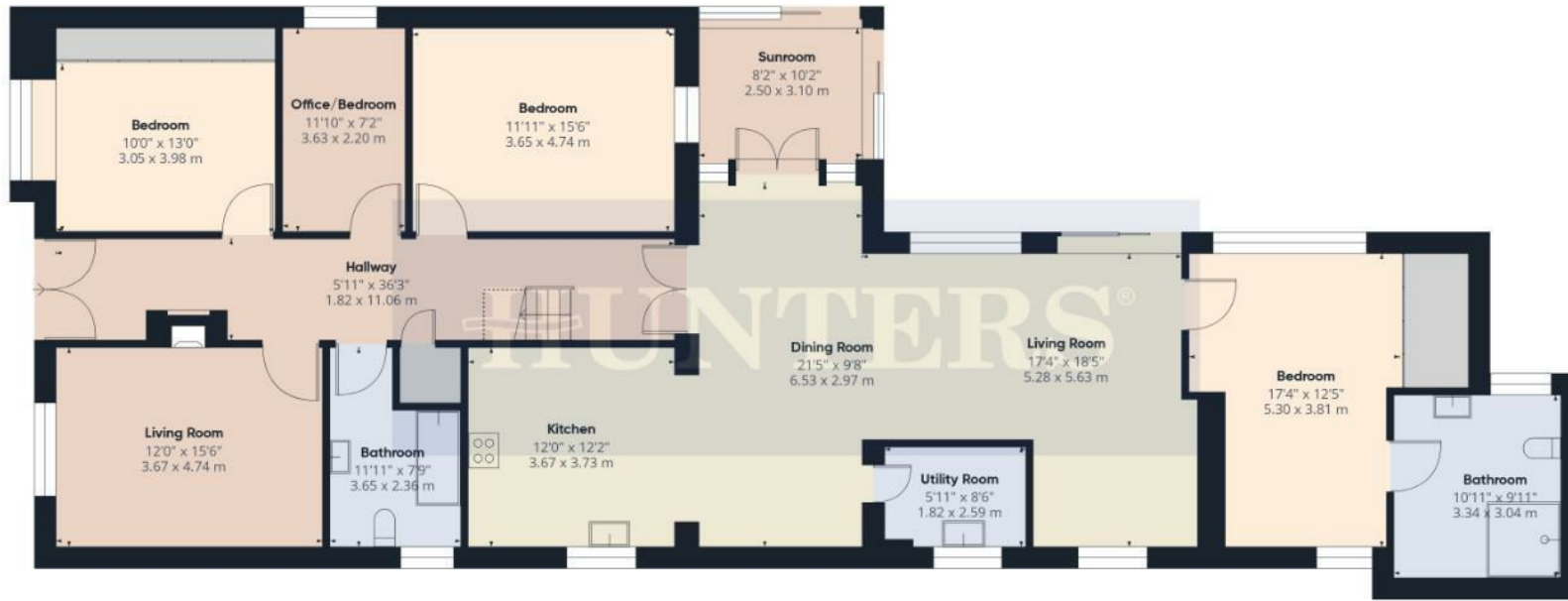
Upstairs, the first floor hosts two additional bedrooms and a modern family bathroom with a three-piece suite, providing even more flexibility for growing families or visiting guests.

To the rear is a sunny, private, and low-maintenance garden featuring artificial grass, patio areas, and a charming summer house. To the front, there is gated access and extensive parking.

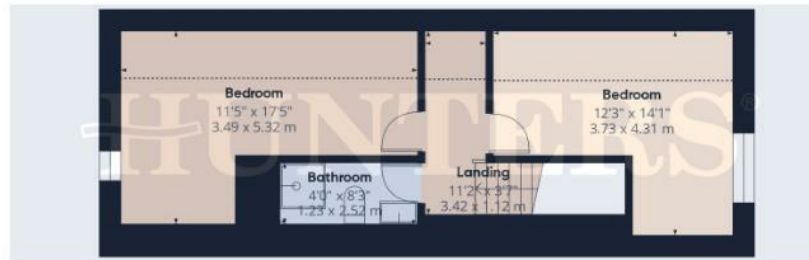








Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

2409 ft<sup>2</sup>  
223.7 m<sup>2</sup>

Reduced headroom

110 ft<sup>2</sup>  
10.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

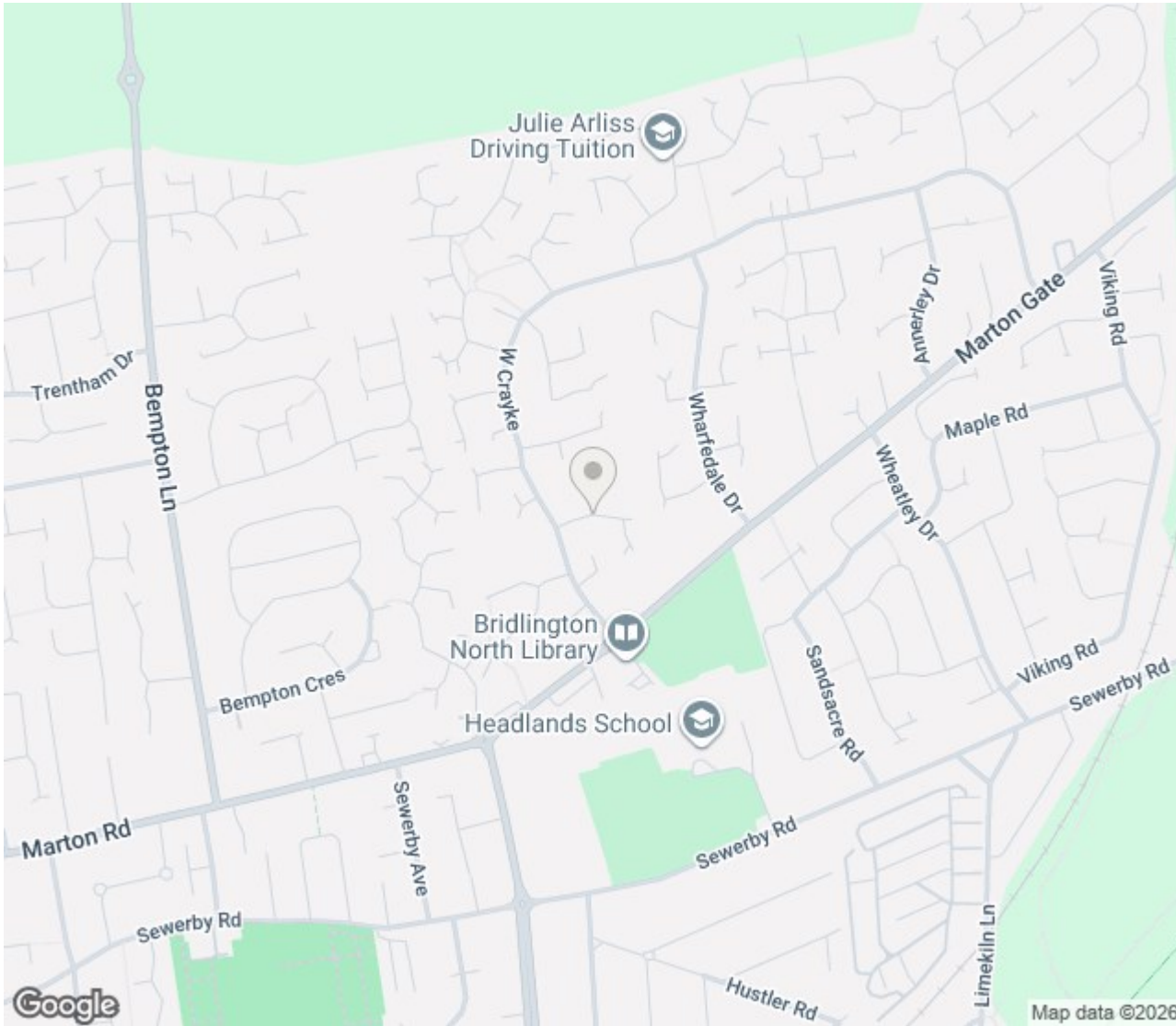
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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