



4 Kingfisher Drive
Bridlington
YO15 3NU

GUIDE PRICE

£310,000

4 Bedroom Detached House



Conservatory

 4
  5
  2
  Double Garage
  Gas Central Heating

4 Kingfisher Drive, Bridlington, YO15 3NU

This impressive detached home offers spacious and versatile living accommodation. The ground floor features a generous lounge, dedicated office, formal dining area, bright conservatory, well-appointed kitchen, separate breakfast room, useful utility room, and a convenient WC. Upstairs, there are four bedrooms, including an ensuite, alongside a family bathroom. Externally, the property benefits from off-road parking, a double garage, and attractive front and rear gardens, providing ample outdoor space for relaxation and entertaining.

The Kingfisher Drive area is to the south of the town centre and is a desirable and convenient location, offering excellent amenities and access to key attractions. The area is close to Hilderthorpe Primary School (ages 3-11), a nursery school, Our Lady & St Peter

Catholic School (ages 3-11), and Bridlington School (ages 11-18). Local conveniences include retailers such as Lidl, Tesco, B&Q and B&M and the Lobster Pot public house and eatery is just a short walk away. The stunning South Side beach and seafront, Belvedere Golf Course is also nearby, making this an ideal location for all.

Bridlington is a charming seaside town on the East Yorkshire coast, perfect for family living. It offers a great blend of coastal beauty and everyday convenience, with sandy beaches, a picturesque harbour and a vibrant promenade and sea front. The town offers a range of schools, shops, leisure facilities and parks, along with excellent transport links to nearby towns and cities. With a strong sense of community and plenty of outdoor activities, Bridlington is an ideal location for families seeking a balanced and enjoyable lifestyle.



Lounge



Dining Room



Kitchen



Breakfast Room

Accommodation

ENTRANCE HALL

17' 10" x 3' 7" (5.45m x 1.10m)

Entrance to the property is via uPVC French doors leading into a welcoming porch area, featuring a side elevation window, wall lighting, and tiled flooring. A door from the porch opens into the main entrance hall, setting the tone for the spacious accommodation beyond.

The entrance hall features decorative coving, a central heating radiator and a staircase leading to the first-floor landing. Doors provide access to all ground floor rooms, offering a practical and well-connected layout.

LOUNGE

19' 0" x 10' 9" (5.80m x 3.28m)

The lounge is a light and airy space with a bay window to the front elevation, enhanced by decorative coving and tasteful wall lighting. A feature fireplace with an electric fire creates a cosy focal point, while a central heating radiator ensures year-round comfort. Double doors lead seamlessly into the dining room, perfect for entertaining and family gatherings.

DINING ROOM

9' 11" x 9' 2" (3.04m x 2.80m)

The dining room features coving and a radiator, creating a comfortable setting for meals and entertaining. Sliding doors open into the conservatory, allowing for an abundance of natural light and a seamless flow between indoor and outdoor living spaces.

CONSERVATORY

13' 3" x 11' 5" (4.05m x 3.49m)

The conservatory is a spacious addition to the home, constructed from part brick and uPVC. Flooded with natural light, it offers a versatile living space with two doors providing direct access to the rear garden, perfect for relaxing or entertaining.

KITCHEN

13' 2" x 8' 9" (4.02m x 2.69m)

The kitchen is well-equipped with a range of wall, base, drawer and display units complemented by a worktop and tiled splashback. It features a 1½ bowl stainless steel sink and drainer with mixer tap, fitted oven, gas hob, and extractor fan. Two rear-facing windows provide plenty of



Utility



Office



WC



Landing

natural light, while a radiator and tile-effect laminate flooring flows through to the breakfast room and utility room. A door leads into the breakfast room, creating a convenient flow for everyday dining.

BREAKFAST ROOM

9' 9" x 8' 5" (2.98m x 2.57m)

The breakfast room is a perfect addition for everyday dining, featuring a radiator for comfort and sliding doors that offer lovely views of the rear garden whilst dining.

UTILITY ROOM

8' 4" x 6' 0" (2.56m x 1.85m)

The utility room is a convenient and practical space, fitted with a work surface, two base units and two wall units for additional storage, along with a stainless steel sink and drainer with tiled splashback. It houses the wall-mounted gas central heating boiler and benefits from a radiator, a rear-facing window, and a uPVC door providing external access. An internal door also leads directly into the double garage.

OFFICE

8' 5" x 7' 10" (2.58m x 2.40m)

A versatile additional reception room, ideal for use as a home office or playroom, features a charming bow window to the front elevation, providing plenty of natural light. The space also includes a central heating radiator and a useful understairs storage cupboard.

WC

7' 8" x 3' 6" (2.36m x 1.08m)

The downstairs WC is fitted with a low-level WC and a wash hand basin, complemented by a radiator and extractor fan for comfort and ventilation. Tile-effect laminate flooring adds a practical and stylish finish to this essential ground floor facility.

FIRST FLOOR LANDING

9' 10" x 8' 4" (3.02m x 2.55m)

The first-floor landing provides access to all rooms and includes a useful storage cupboard housing the hot water tank. A loft hatch offers additional storage.



Bedroom 1



Ensuite



Bedroom 2



Bedroom 3

BEDROOM 1

10' 11" x 10' 0" (3.35m x 3.06m)

The master bedroom is a bright and spacious room featuring two windows to the front elevation, a radiator, and laminate flooring. An open doorway leads into the ensuite shower room.

ENSUITE SHOWER ROOM

8' 5" x 4' 4" (2.57m x 1.33m)

Featuring a side elevation window, tiled walls, and laminate flooring that continues seamlessly from the bedroom. It is fitted with a WC, a vanity wash hand basin and a shower cubicle with a thermostatic shower. Additional comforts include a radiator and an extractor fan for ventilation.

BEDROOM 2

11' 8" x 8' 5" (3.56m x 2.59m)

The second bedroom benefits from two windows to the front elevation that allow plenty of natural light and a radiator.

BEDROOM 3

8' 7" x 8' 2" (2.63m x 2.50m)

A further bedroom benefits from a rear-facing window that provides pleasant views over the rear garden and a radiator.

BEDROOM 4

8' 10" x 6' 6" (2.71m x 1.99m)

With a window to the rear and a radiator.

BATHROOM

7' 1" x 5' 6" (2.17m x 1.68m)

The family bathroom features a rear-facing window, fully tiled walls and laminate flooring. It is well-appointed with a WC, vanity wash hand basin, and a panelled bath with a thermostatic shower over and a radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.



Bedroom 4



Bathroom



Garden



Garden

GARAGE & PARKING

16' 11" x 16' 11" (5.17m x 5.16m)

The property benefits from a spacious double garage, featuring two sets of uPVC double doors for easy access. Power and lighting are connected, making it ideal for storage or workshop use, and a personnel door provides convenient internal access directly into the utility room.

A paved parking area to the front of the property provides ample off-road parking spaces.

OUTSIDE

To the front, a well-established garden with a variety of plants and shrubs adds colour and kerb appeal, while a pathway leads to the main entrance. The paved parking area provides ample space for vehicles and access to the double garage, with a side gate offering access to the rear garden.

To the rear, the garden features a paved patio area ideal for outdoor seating and entertaining, bordered by fencing for privacy and enhanced by mature plants and shrubs that create a peaceful and attractive outdoor space.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

All mains services are available at the property

COUNCIL TAX BAND - D

ENERGY PERFORMANCE CERTIFICATE - AWAITED

NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

VIEWING

Strictly by appointment with Ulllyotts 01262 401401
Option 1

Regulated by RICS



Front Elevation



Garden

The stated EPC floor area, (which may exclude conservatories),
is approximately 153 m2 (1646 ft2)



FLOOR AREA

The stated "approximate floor area" has been electronically calculated and no warranty is given as to its accuracy or any difference in that area and the area stated on the Energy Performance Certificate

Testimonials

“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”

“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”

“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”

“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”

“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”

“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”





■ Ulllyotts ■

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