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San Marino Limestone Road, Burniston  
£499,950





# San Marino Limestone Road

Burniston, Scarborough

- EXTENDED DETACHED BUNGALOW
- SOUGHT AFTER LOCATION WITHIN THE VILLAGE OF BURNISTON
- SELF-CONTAINED DETACHED ANNEXE
- GENEROUS SOUTH FACING PRIVATE GARDENS
- STUNNING, FAR REACHING OPEN ASPECT VIEWS FROM THE 1ST FLOOR BEDROOM
- SUBSTANTIAL MASTER BEDROOM WITH EN-SUITE, BALCONY & SITTING/DRESSING AREA

This EXTENDED, DETACHED BUNGALOW is set on a GENEROUS PLOT with a SELF-CONTAINED ANNEXE and SUBSTANTIAL SOUTH FACING PRIVATE GARDENS measuring approximately 0.5 acres within the POPULAR village of BURNISTON. The bungalow benefits from a SIZEABLE MASTER BEDROOM with an EN-SUITE, BALCONY, SITTING/DRESSING area and STUNNING, FAR REACHING OPEN ASPECT VIEWS. The accommodation itself briefly comprises of an entrance lobby, inner hallway with stairs to the first floor and built-in storage, bow fronted sitting room with a fireplace, kitchen fitted with a range of units, a light and airy conservatory, two double bedrooms, bathroom and a utility room. To the first floor lies a substantial master bedroom complete with an en-suite, dressing/sitting area and a balcony with far reaching open aspect views. The master bedroom has been opened up into a substantial room however can be split in to, two generous double bedrooms should one require. The property has the additional benefit of a detached, self-contained annexe comprising; open plan living/dining/bedroom which is accessed via double doors and has an opening to a kitchenette plus a door to a shower room. San Marino is set within generous grounds with substantial South facing private gardens.

Being located within Burniston the bungalow affords excellent access to some good walks ideal for dog owners as well as the village hall and kids play area, local shop/post office as well as being near a regular bus route into town.

Internal viewing highly recommended to fully appreciate this superb setting and fantastic views on offer from this impressive home. To arrange a viewing please contact CPH today on 01723 352235.

Council Tax band: TBD

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





## ACCOMMODATION:

### GROUND FLOOR

#### Entrance Vestibule and Hallway

#### Lounge

Dimensions: 5.5m x 3.7m max (18'0" x 12'1" max).

#### Kitchen

Dimensions: 5.4m max x 3.0m (17'8" max x 9'10").

#### Conservatory

Dimensions: 5.7m x 3.5m (18'8" x 11'5").

#### Utility

Dimensions: 2.7m x 1.8m (8'10" x 5'10").

#### Bedroom Two

Dimensions: 4.2m x 3.6m (13'9" x 11'9").

#### Bedroom Three

Dimensions: 3.6m x 3.1m (11'9" x 10'2").

#### Bathroom

Dimensions: 2.6m max x 2.1m max (8'6" max x 6'10" max).

### FIRST FLOOR

#### Master Bedroom

Dimensions: (5.4m x 4.6m) x (5.3m x 4.1m max) ((17'8" x 15'1").

#### En-suite Shower Room

Dimensions: 2.8m x 1.9m (9'2" x 6'2").

#### Balcony

Dimensions: 2.9m x 1.4m (9'6" x 4'7").







**ANNEXE:**

**Open Plan Living/Dining/Bedroom**

Dimensions: 4.6m x 3.6m (15'1" x 11'9").

**Kitchenette**

Dimensions: 1.7m x 1.5m (5'6" x 4'11").

**Shower Room**

Dimensions: 2.0m x 1.6m (6'6" x 5'2").

**OTHER:**

**Store/Hobbies Room/Garage**

Dimensions: 3.8m x 2.9m (12'5" x 9'6").

**Details Prepared**

TLPF/030724















GROUND FLOOR  
1597 sq.ft. (148.3 sq.m.) approx.



1ST FLOOR  
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 2238 sq.ft. (207.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Interested?

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