



01947 601301



38 HINDERWELL  
LANE, RUNSWICK  
BAY

5 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House located close to the Coast
- 1,700 sq ft over 3 Floors of Accommodation
- Lounge with Log Burner & Open Plan Kitchen/Diner
- 5 Bedrooms, Family Bathroom & Downstairs WC
- Oil Central Heating & Double-Glazing
- Enclosed Garden with Brick-Built Outbuilding & Timber Deck
- Off-Street Parking for 3 Vehicles

Type: **DETACHED HOUSE**  
Availability: **FOR SALE**  
Bedrooms: **5**  
Bathrooms: **1**  
Reception Rooms: **1**  
Parking: **DRIVEWAY**  
Outside Space: **GARDEN**  
Tenure: **FREEHOLD**

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38 HINDERWELL LANE, RUNSWICK BAY - 5 bed Detached House - £425,000

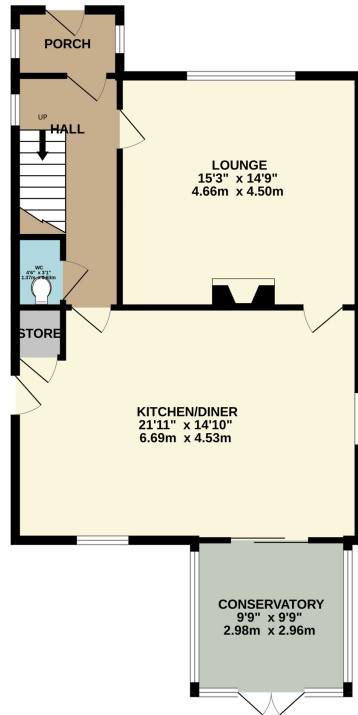


Hope & Braim are delighted to present 38 Hinderwell Lane in Runswick Bay to the market. A detached house with a garden and off-street parking located on the edge of the village and within walking distance to the popular sandy beach of Runswick Bay. The house was built in 1989 as one of a pair of detached residences that share the same appearance and generously sized plots with vehicular access off Hinderwell Lane. The layout is well suited for family life with a front lounge and an open plan kitchen diner that leads to the conservatory at the rear of the house. The lounge is both spacious and light with a large picture window flooding the room with natural light and when the evenings turn cooler the log burning stove can be lit. The kitchen has a u-shaped countertop with fitted cabinets and there is ample room for a dining table with seating. Upstairs there are three bedrooms on the first floor comprising two doubles and a single that is currently being used as a home office, plus there is a family bathroom with a three-piece bathroom suite. On the top floor there are a further two bedrooms with scope for a second bathroom, all benefitting from having oil central heating and double-glazing throughout. Outside there is parking for three vehicles to the front whilst to the rear there is an enclosed garden that has a brick-built outbuilding and a timber deck that enjoys shelter from the Pines behind and a southerly aspect.

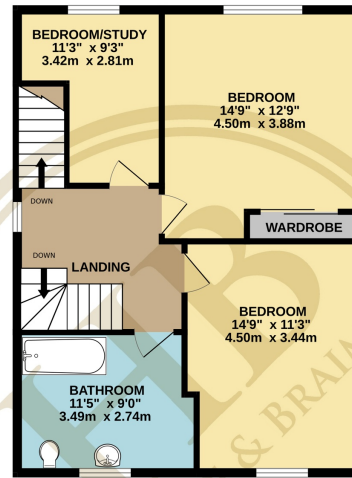


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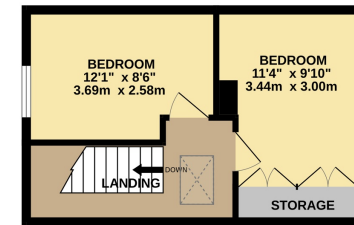
GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.



1ST FLOOR  
649 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 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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