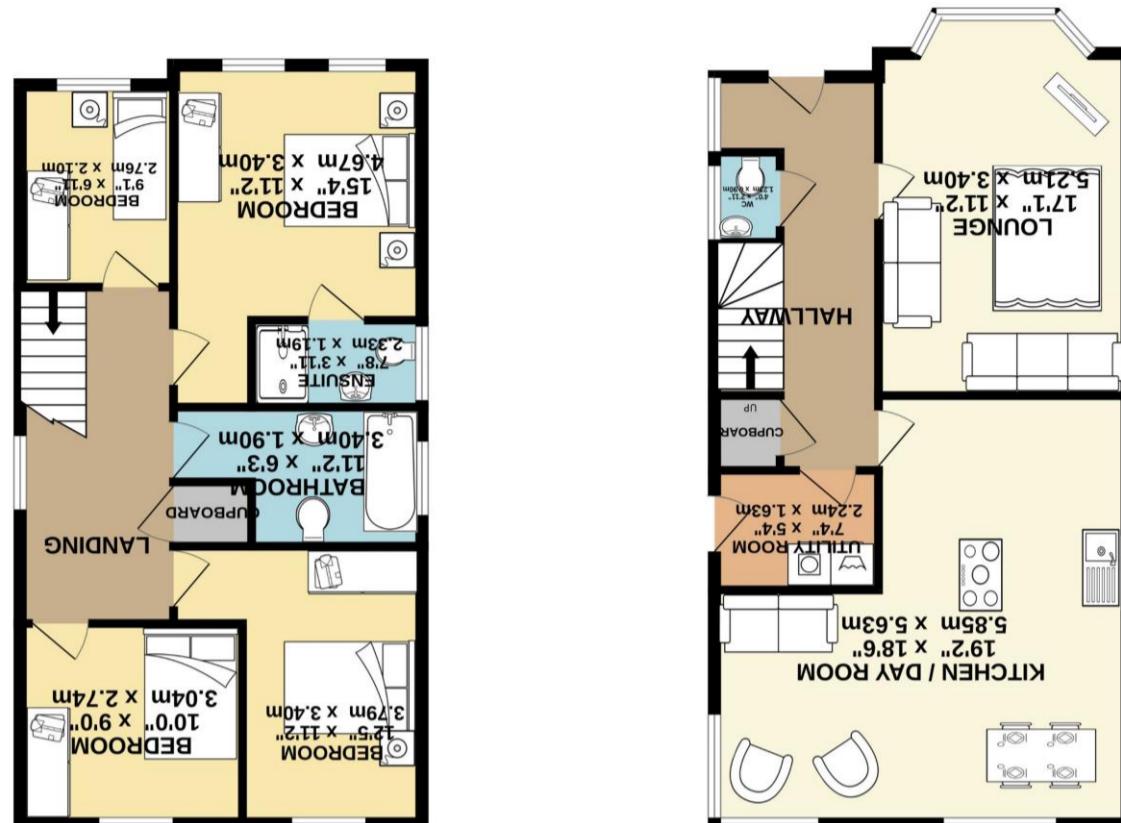


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as to the propriety of the use and no guarantee
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measurements. dimensions and any areas are approximate and no responsibility is taken for any error.
While every attempt has been made to ensure the accuracy of the information contained here
measurements



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.

GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



2 Kemp Nook, Bridlington, East Riding of
Yorkshire, YO16 6AX

**Harris Shields
Collection**

Rare. Refined. Remarkable.

- ✓ Detached home, ultimate privacy
- ✓ Light-filled, elegant interiors
- ✓ Stunning contemporary kitchen
- ✓ Four beautifully proportioned bedrooms
- ✓ Generous garden, open-field views
- ✓ Private garage included
- ✓ Turnkey modern luxury

Asking Price £350,000

An exceptional opportunity to acquire a beautifully crafted detached residence by the renowned Peter Ward Homes, completed in 2023 and showcasing the highly sought-after Rockingham design. This is a modern development with a clear emphasis on quality and privacy.

The property offers generous and well-balanced accommodation, including four elegant bedrooms and two refined reception rooms, perfectly suited to both family living and entertaining. At the heart of the home sits a beautiful, tastefully designed kitchen, complete with a central island and sleek, contemporary lines, creating a refined yet functional space ideal for both everyday living and hosting.

The principal bedroom benefits from a stylish en suite, complemented by a contemporary family bathroom, while a separate ground-floor WC adds everyday practicality.

Immaculately presented throughout, the home enjoys a wonderful sense of space and light, with a seamless connection to the outdoors.

The generous rear garden backs directly onto open fields, providing an enviable outlook and a feeling of tranquillity rarely found in modern homes. Further enhancing the appeal is a private garage and the advantage of a fully detached setting, delivering both privacy and presence.

A refined, turnkey home offering modern luxury, thoughtful design, and an idyllic edge-of-development position.

Council tax band D

Harris Shields Collection

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