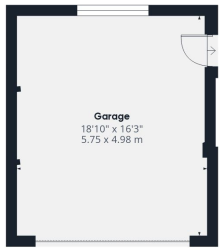




Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1374.55 ft²
127.7 m²

(1) Excluding balconies and terraces

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



Guide Price
£375,000

4 The Paddocks,
Hutton Cranswick, YO25 9PA



SERVICES

Understood to all be connected to mains. Mains gas, water and electric.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING

Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



56 Market Place, Driffeld | 01377 241919 | www.dee-atkinson-harrison.co.uk

Disclaimer: Dee Atkinson & Harrison for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.

Dee Atkinson & Harrison



4 The Paddocks, Hutton Cranswick, YO25 9PA

Sitting on a quarter of an acre plot, this three bedroom detached bungalow is brought to the market in great condition throughout. 4 The Paddocks sits on a quiet and private cul-de-sac in which properties down here rarely come to the market. With beautiful open countryside views to the rear and a stunning, private, south facing garden which has been meticulously maintained and well-tended. Providing spacious accommodation throughout and extensive off street parking, we highly recommend an internal viewing.

The property briefly comprises:- entrance porch leading to the hallway, lounge, WC, kitchen/dining area, three good size bedrooms, shower room, large rear garden, double garage and off street parking.

LOCATION

The focal point of this picturesque village is the large attractive, well-maintained village green, where in addition to the pond and seating area, stands a War Memorial and a large childrens playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butchers shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:-

ENTRANCE PORCH- 2'9 (0.86m) x 7'9 (2.38m)

Door and windows to the front aspect and fitted carpet.

HALLWAY- 3'3 (1.01m) x 16'0 (4.89m)

Door to the front aspect, coving, airing cupboard housing the water tank, radiator, fitted carpets, telephone point and power points. There is also access to the loft.

WC- 8'0 (2.45m) x 2'10 (0.87m)

Opaque window to the front aspect, coving, tiled splash back, low flush WC, sink with vanity unit, vinyl flooring, radiator and extractor fan.

LOUNGE- 20'2 (6.16m) x 12'5 (3.81m)

Large and spacious living area with bay window to the front aspect, air conditioning unit, coving, log burning stove with hearth and mantel piece, fitted carpets, radiator, TV point and power points.

KITCHEN/DINING ROOM- 20'2 (6.16m) x 12'5 (3.81m)

Door to the side aspect, window to the rear aspect, coving, tiled splash back, a range of wall and base unit with butcher block island, one and a half sink with drainer unit, American style fridge/freezer, washing machine and dishwasher, eye-level double oven, electric hob with extractor hood, vinyl flooring, radiator and power points.

UTILITY ROOM- 7'7 (2.31m) x 4'9 (1.45m)

Door to the rear aspect, window to the additional three sides, base units with worktop, space for additional white good, vinyl flooring, wall mounted electric radiator and power points.

BEDROOM ONE- 11'0 (3.36m) x 11'10 (3.62m)

Double bedroom with window to the front aspect, coving, fitted wardrobes, fitted carpets, radiator and power points.

BEDROOM TWO- 9'0 (2.76m) x 12'0 (3.67m)

Another double bedroom with window to the rear aspect, air conditioning unit, coving, fitted wardrobes and storage cupboards, fitted carpets, radiator and power points.

BEDROOM THREE/OFFICE- 12'11 (3.94m) x 10'0 (3.07m)

Currently used as an office with sliding doors to the rear aspect, coving, fitted carpets, radiator and power points.

SHOWER ROOM- 7'1 (2.18m) x 6'0 (1.85m)

Opaque window to the side aspect, coving, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, vinyl flooring, radiator and power points.

GARDEN

A simply stunning south facing garden which has been immaculately kept. It has been landscaped and is mainly laid with lawn with patio area to the side ideal for seating, planted flower and shrubs with mature trees, garden storage shed with additional patio, timber fencing throughout ensuring a fully enclosed garden and gated side access the driveway. The front has also been landscaped and laid with lawn, flowers and shrubs.

DOUBLE GARAGE- 18'10 (5.75m) x 16'3 (4.98m)

Double garage with electric up and over door, side pedestrian door, power and lighting.

PARKING

Ample off street parking for multiple cars.