

**staniford**  
grays



7 Froscoles Close, Nordham, North Cave, HU15 2NF

£224,950









# 7 Froscoles Close

North Cave, HU15 2NF

- IMMACULATELY APPOINTED DETACHED BUNGALOW
- HIGH SPECIFICATION AND RE-MODELLED INTERNALLY
- READY TO MOVE IN CONDITION
- TWO DOUBLE BEDROOMS
- PEACEFUL CUL-DE-SAC SETTING
- GENEROUS DRIVEWAY AND GARAGING
- PRIVATE REAR GARDENS WITH TERRACE
- VIEWING ADVISED

DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC SETTING.

Having been fully modernised and improved throughout to an exacting standard, this immaculately appointed bungalow comes suitable for a range of profiles.

Ideally situated at a head of cul-de-sac position the upgraded accommodation to the single floor level comprises; Entrance Hall, Reception Lounge, well appointed Kitchen, two double Bedrooms and Shower Room.

Externally complete privacy is offered with an elevated decked terrace and landscaped gardens enjoying a bright aspect.

Driveway parking and single garaging complete this delightful plot that needs to be seen to fully acknowledge the standard of property and attention to detail throughout.



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## ENTRANCE HALLWAY

4'5" x 7'4" extending to 7'11" x 3'2" (1.35m x 2.25m extending to 2.42m x 0.98m)  
A welcoming entrance to this smartly appointed home via uPVC double glazed panel door opens from a recessed porch on the side elevation and leading to inner hallway, with radiator, telephone/internet points and a built-in cloaks cupboard housing the gas combi boiler. Oak internal doors feature throughout the property.

## LIVING ROOM

14'11" x 11'3" (4.55m x 3.44m)  
Enjoying good levels of natural daylight with an elevated garden outlook and features; a radiator, TV point and double glazed French doors opening to a decked terrace. A central focal point is provided via a living flame gas fire, set within a granite composite fireplace.

## KITCHEN

8'0" x 9'4" (2.45m x 2.85m)  
Immaculately appointed and fitted with a stylish range of wall and base units in a soft grey colour, with ambient lighting onto contrasting work surfaces, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven, induction hob with extractor hood above, eye level microwave, washing machine, fridge, freezer and a dishwasher. With laminate flooring, radiator and a double glazed window overlooking the rear garden.

## BEDROOM 1

11'3" x 11'3" (3.45m x 3.43m)  
With a pleasant outlook to the property frontage via double glazed window, this spacious double room, benefits from fitted wardrobes having sliding fronts and mirror, radiator, telephone point.

## BEDROOM 2

8'0" x 9'9" (2.46m x 2.99m)  
Of double bedroom proportions, with radiator, TV point, loft access and a double glazed window to the front elevation.

## SHOWER ROOM

7'4" x 5'8" (2.24m x 1.73m)  
A highly specified and luxuriously appointed shower room comprising of a large walk-in shower and oversized shower screening, vanity wash basin and WC with fitted cabinetry and concealed cistern low flush W.C. Contemporary styled tiled walls and flooring with underfloor heating, backlit mirror with integrated bluetooth radio, and twin double glazed windows and additional radiator.



#### **EXTERNAL**

This immaculately appointed bungalow occupies a head of cul-de-sac position and generous plot size. Situated amongst a number of similarly styled low level dwellings the area is peaceful and discreetly positioned in the desirable setting of Nordham, North Cave. To the front boundary a gravelled forecourt garden and extensively planted border along the side of the driveway features. A brand new brick sett driveway extends along the side of the bungalow, offering ample space to park multiple vehicles.

#### **DETACHED GARAGE**

A brick and tiled garage features an up and over door from the driveway.

#### **REAR GARDEN**

Offering complete privacy and seclusion to the rear garden and enjoying a South-Easterly orientation. The hard landscaped and well appointed rear garden benefits from minimal maintenance. Extending from the living room is a raised decked terrace which provides ample space for garden furniture, with steps down to a largely gravelled garden area, with brick sett edging and planted borders. Gated access is provided from the driveway and smartly fenced perimeter.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **PROPERTY PARTICULARS-DISCLAIMER**

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

#### **SURVEYS**

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

#### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com







## Floor Plans



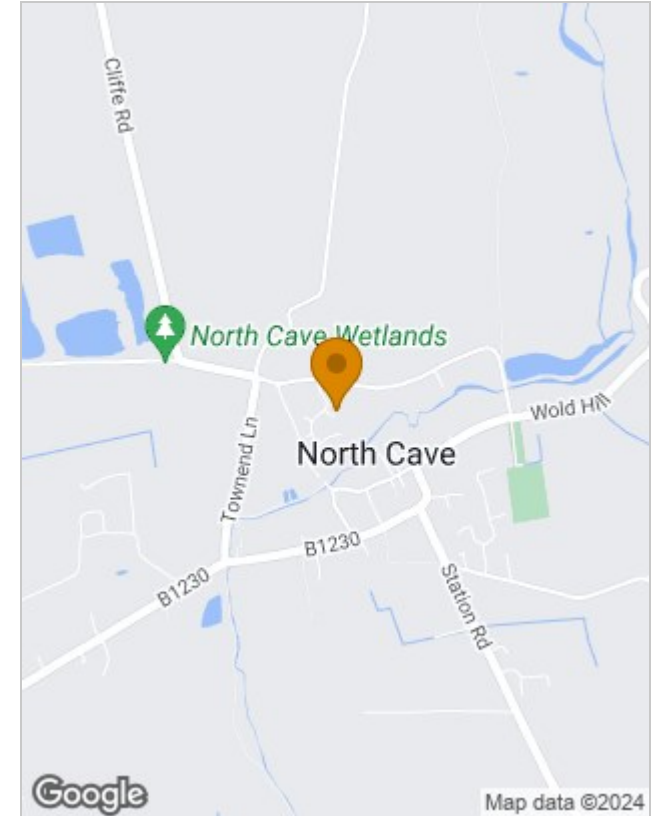
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

