



SYMONDS + GREENHAM

Estate and Letting Agents



30 Nunburnholme Avenue, North Ferriby, HU14 3AN

Offers over £375,000

OUTSTANDING THREE BED BUNGALOW - STYLISH AND MODERN - POPULAR VILLAGE LOCATION - EXTENSIVELY MODERNISED TO A HIGH STANDARD
NO CHAIN

Situated in the sought-after Nunburnholme Avenue in North Ferriby, this outstanding, extensively modernised three-bedroom detached bungalow is a gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for entertaining guests or simply relaxing with your loved ones. The stylish kitchen is perfect for whipping up culinary delights, while the conservatory provides a tranquil spot to enjoy a cup of tea while overlooking the lovely south facing rear garden. With two bathrooms, including a modern shower room, convenience is key in this charming bungalow. The three well-appointed double bedrooms offer comfort and privacy, making it an ideal space for families or those looking for extra room. Parking is a breeze with space for up to three vehicles, ensuring you and your guests will never have to worry about finding a spot. Additionally, the integral garage provides extra storage space or the perfect workshop for DIY enthusiasts. Located close to shops, supermarkets, cafes, bars, and restaurants, as well as reputable schools, this property offers the perfect blend of convenience and community. Whether you're looking to settle down or simply seeking a peaceful retreat, this bungalow ticks all the boxes. Don't miss the opportunity to make this delightful bungalow your new home sweet home in the heart of North Ferriby.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

A bright and inviting entrance hall with in built storage cupboards



BEDROOM ONE

13'0 max x 10'9 max (3.96m max x 3.28m max)

An excellent sized double bedroom with built in wardrobes and ensuite.

LOUNGE

11'10 max x 18'1 max (3.61m max x 5.51m max)

Spacious and light with a bay window and feature electric fire place



KITCHEN

11'10 max x 10'9 max (3.61m max x 3.28m max)

With newly installed eye and base level units with complementing work surfaces, a range of integrated appliances including dishwasher, washing machine, electric oven and grill, sink and drainer unit, induction hob with overhead extractor fan, feature radiator, free standing fridge freezer, door to the conservatory and door leading to the porch.



ENSUITE

with low level newly installed WC, pedestal hand basin, shower cubicle with overhead shower attachment and tiled to splashback areas



CONSERVATORY

9'10 max x 10'8 max (3.00m max x 3.25m max)

with door to the rear garden. Fully insulated newly installed double glazed roof.

BEDROOM TWO

13'0 max x 10'9 max (3.96m max x 3.28m max)

Another good sized double with built in wardrobes

BEDROOM THREE/STUDY

7'5 max x 11'8 max (2.26m max x 3.56m max)
Also a double bedroom.



BATHROOM

with low level newly installed WC, pedestal hand basin, heated towel rail, shower cubicle with overhead shower attachment and tiles to splashback areas



OUTSIDE

The front of the property features a well-kept lawned garden, complemented by a newly installed spacious driveway leading to a single garage with a convenient automated roller-door. Inside the garage, you'll find plumbing ready for a washing machine. The sunny, south-facing rear garden is a charming retreat, primarily laid to lawn with beautifully maintained ornamental borders, a paved patio ideal for outdoor gatherings, and a practical garden shed for additional storage



GARAGE AND PARKING

The property has an abundance of off street parking in the integrated garage and front drive



CENTRAL HEATING

The property has the benefit of upgraded gas central heating including a newly installed boiler (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E

VIEWINGS

Please contact Symonds + Greenham to arrange a viewing on this property on 01482 444200

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

The floor plan shows a house with the following rooms and dimensions:

- CONSERVATORY:** 10'8" x 9'10" (3.25m x 2.99m)
- KITCHEN:** 11'10" x 10'9" (3.61m x 3.28m)
- BEDROOM 1:** 13'0" x 10'9" (3.96m x 3.28m)
- BEDROOM 2:** 13'0" x 8'6" (3.96m x 2.58m)
- BEDROOM 3:** 11'8" x 7'5" (3.56m x 2.26m)
- LOUNGE:** 18'1" x 11'10" (5.51m x 3.61m)
- BATHROOM:** (Dimensions not provided)
- ENSUITE:** (Dimensions not provided)
- GARAGE:** (Dimensions not provided)
- HALL:** (Dimensions not provided)
- PORCH:** (Dimensions not provided)

The plan also includes a central hall with two closets (C), a bathroom, an ensuite, and a garage. The conservatory is attached to the kitchen, and the porch is adjacent to the kitchen and lounge area.

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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