



3 Church Road
Wawne, East Yorkshire HU7 5XJ
Offers over £295,000

W&P WOOLLEY
& PARKS

*** A REMARKABLE DETACHED TRUE BUNGALOW, OFFERED FRESH FROM AN EXTENSIVE PROGRAMME OF REFURBISHMENT WITH INNOVATIVE DESIGN FEATURES *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

This attractive detached bungalow has been fully refurbished to an immaculately high standard throughout, with a number of 'Smart Tech' features to create a cost-effective and energy efficient home that cannot fail to impress! The property stands in an enviable position neighbouring the Church, at the heart of this peaceful village, enjoying convenient access to local amenities and just a short drive from the Kingswood Leisure and Retail Park. A generous plot provides ample vehicle space, with an attached garage and delightful gardens to both the front and rear. The accommodation briefly comprises Entrance Hall, Spacious Lounge/Diner, Superb Kitchen with Breakfast Area, Luxurious Bathroom and Two Double Bedrooms. A viewing is ESSENTIAL in order to gain a true appreciation and understanding of all that this unique home offers.



Entrance Hall

A uPVC double glazed panel door opens from the side elevation into a welcoming 'L-shaped' hallway, with luxury vinyl flooring in a wood effect finish, ceiling coving and a useful built-in storage cupboard.

Lounge/Diner 20'10" x 12'0" (6.35m x 3.66m)

A spacious main reception room features ceiling coving, fitted carpet, designer aluminium low water radiator, TV/media points and a large double glazed bow window to the front elevation. A living flame gas fire (presently decommissioned), is set within an external chimney breast niche, with ambient lighting and a beautiful granite composite surround, creating an appealing focal point.

Kitchen And Breakfast Room

11'8" x 11'7" plus 13'9" x 5'9" (3.56m x 3.53m plus 4.19m x 1.75m)

A beautifully presented, open plan space, comprehensively fitted with a range of base, wall, drawer and larder units, with white corian worktops, composite sink unit and splash back tiling. A range of energy efficient integrated appliances include new twin electric ovens, fridge freezer, dishwasher, washing machine, gas hob and extractor, and a new wine chiller. The Viessmann OpenTherm gas central heating boiler is neatly concealed within a corner wall unit. The kitchen itself is heated via a smart hydronic plinth heater and the double glazed windows and composite external door were installed in 2022. Quality oak finish flooring extends throughout. The breakfast area also features a vertical column radiator.

Bedroom 14'1" x 10'0" (4.29m x 3.05m)

A fabulous double room features a bank of fitted wardrobes, ceiling coving, vertical radiator, fitted carpet, TV aerial cabling and a double glazed window to the rear elevation.

Bedroom 10'5" x 10'0" (3.18m x 3.05m)

Another excellent double room, with ceiling coving, fitted carpet, vertical column radiator and a double glazed panel door to the rear elevation.

Bathroom

A luxuriously appointed bathroom features a

freestanding bath tub, walk-in shower area with brand new Hudson Reed spa shower and glass partition screen, vanity wash basin and fitted cabinetry to conceal the WC cistern. With beautiful wall and floor tiling, towel radiator, MHVR (mould free) ventilation and a double glazed window.

External

The property boasts an attractive frontage, set behind a low boundary wall with box hedging and a wide vehicular entry onto a generous tarmac driveway. A block paved forecourt extends across the front of the property, with retained borders and occasional planted shrubbery. A pathway to the side of the property leads around to the rear garden.

Attached Garage 16'5" x 8'5" (5.00m x 2.57m)

A generous garage features an automatic roller door from the driveway, with a personnel door to the rear, electric lighting and power sockets.

Rear Garden

An attractively landscaped garden enjoys an East-facing aspect with an enviable degree of privacy, set within fence and hedge boundaries with the village Church providing a wonderful backdrop. An extended block paved patio provides great space for entertaining, with an expanse of lawn beyond.

MVHR

An extensive refurbishment of this home has been carried out, with Energy Efficiency being at the forefront of it's design. A notable feature is the MVHR System:

* MVHR (Mechanical Ventilation with Heat Recovery)

This innovative system provides fresh filtered air into the home, whilst retaining most of the energy that has been used to heat the property. It can be set to control humidity within the property and can also provide some cooler air in warmer months - it is energy efficient, with low running costs and is ideal for anyone with pollen or dust allergies, creating a cleaner, airtight home.

Services

We understand that the property is connected to all mains services.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

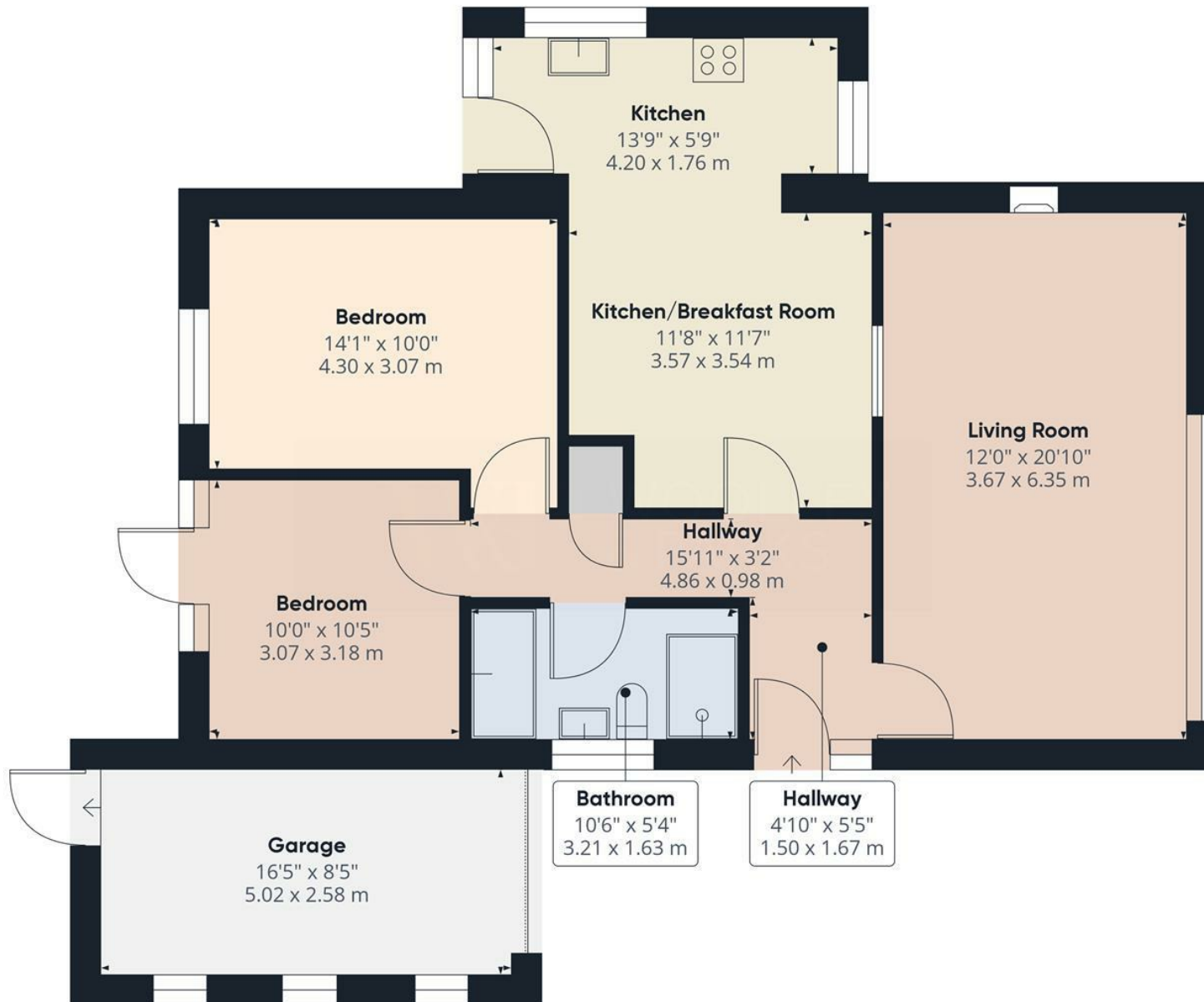
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Approximate total area⁽¹⁾

1022.72 ft²
95.01 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.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Least	Very environmentally friendly - lower CO ₂ emissions	Least
92-100 A		10-15 A	
82-91 B		16-20 B	
69-81 C		21-25 C	
55-68 D		26-30 D	
40-54 E		31-35 E	
21-39 F		36-40 F	
1-20 G		41-45 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC