



Elm Avenue, Burstwick, HU12

Offers Over £250,000













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This spacious detached family home in Burstwick is perfect for modern living. Upon entering, you'll find a welcoming entrance hall that leads to a comfortable lounge, ideal for relaxation. The kitchen is well-equipped and flows seamlessly into the dining room, making it great for family meals and entertaining. There's also a study, perfect for working from home, and a convenient downstairs WC.

Moving to the first floor, you'll discover three generously sized bedrooms, including a master suite with an en-suite bathroom for added privacy. The family bathroom is also located on this level, providing ample facilities for everyone. Outside, the property boasts a lovely rear garden, perfect for outdoor activities, along with a driveway for off-street parking and a single garage for additional storage or vehicle space. This home combines practicality with comfort, making it an excellent choice for families.

Situated down the peaceful cul-de-sac Elm Avenue. Short walk away into the Burstwick village where there are local amenities. Burstwick Community Primary School is also nearby as is great transport links to the Hull City Centre and surrounding villages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Detached
- 3 Bedrooms
- 3 Reception Rooms
- En-suite
- Driveway

DETAILS

Entrance Hall

With laminate flooring, radiator, door leading to downstairs WC, door leading to lounge, door leading to kitchen and stairs leading to first floor.

Lounge

With laminate flooring, radiator, feature fireplace, double glazed windows, door leading to entrance hall and sliding doors leading to reception room.

Reception Room

With laminate flooring, sliding door leading to lounge, door leading to kitchen, patio doors leading to rear garden and radiator.

Kitchen

With tiled flooring, cabinets, double glazed window, sink/drainage, integrated oven, hob, fan extractor, laminate work surfaces, door leading to reception room, door leading to entrance hall, radiator and door leading to utility room.

Utility Room

With tiled flooring, space for appliances, double glazed window, laminate work surfaces, radiator, door leading to kitchen, and open arch leading to study.

Study

With carpet flooring, radiator, open arch leading to utility room and patio doors leading to rear garden.

Downstairs WC

With laminate flooring, radiator, hand wash basin, WC and

double glazed window.

Bedroom 1

With laminate flooring, radiator, double glazed window, fitted wardrobes and door leading to en-suite.

En-Suite

With tiled flooring, radiator, WC, shower cubicle with shower attachment, double glazed window and pedestal hand wash basin.

Bedroom 2

With laminate flooring, radiator, double glazed window and fitted wardrobes.

Bedroom 3

With laminate flooring, double glazed window and radiator.

Bathroom

With tiled flooring, double glazed window, radiator, WC, pedestal hand wash basin and bath tub with shower attachment.

Rear Garden

With patio flooring, lawn, fence boundary, patio doors leading to study, patio doors leading to reception room and access to the front aspect.

Parking

With driveway and garage.

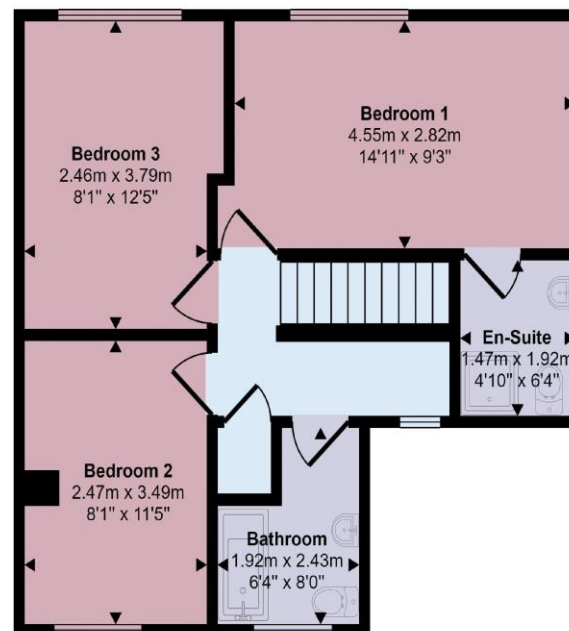
Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Approx Gross Internal Area
111 sq m / 1191 sq ft



Ground Floor
Approx 63 sq m / 677 sq ft



First Floor
Approx 48 sq m / 514 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.