



5 Jefferson Close, Hook, Goole, DN14 5NB

£315,000

EPC: D

This highly individual detached bungalow is located in a small private cul-de-sac in the heart of the village of Hook within walking distance of the village shop/post office, pubs, village hall and church. The property includes a conservatory, an integral garage, block paved driveway, and bedroom three has been converted into a high quality bespoke bar. A viewing is an absolute must to appreciate the property on offer and the works completed since purchasing in 2021. No upward chain.

- Highly individual detached bungalow
- Three bedrooms
- Located at the head of a small cul-de-sac
- Integral garage and block paved driveway
- Conservatory
- Various improvements made since 2021
- Solar panels
- Village location
- Viewing highly recommended
- No upward chain

DESCRIPTION

This three bedroom detached bungalow incorporates gas central heating, new uPVC double glazing and solar panels and offers accommodation comprising;

ENTRANCE VESTIBULE

3'6 x 5'10

New composite entrance door. Tiled floor.

ENTRANCE HALL

5'9 x 15'3 max

Coving to the ceiling. One central heating radiator.

LOUNGE

15'5 x 15'7

A contemporary 'Celsi Electriframe' fireplace suite. Double timber glazed doors lead into the kitchen and further double doors lead into the bar/bedroom three. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

11'6 x 23'9

A comprehensive range of fitted base and wall units with cream fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a newly installed induction hob with a concealed cooker hood over and electric oven under. Plumbing for an automatic washing machine. Dishwasher. Serving hatch into the bar. Coving to the ceiling. Contemporary style white central heating radiator. uPVC French doors lead to the front of the property and a further set lead into the conservatory.

CONSERVATORY

11'6 x 11'6

A brick base/ uPVC framed conservatory with uPVC French doors that lead onto the driveway. Timber effect laminate flooring. One central heating radiator. Timber door to the garage.

BEDROOM ONE

13'9 x 11'7

To the side elevation. Fitted recessed wardrobes with mirrored doors. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

11'9 x 9'9

The measurements plus the entrance area. To the front and side elevations. Recessed wardrobe. Coving to the ceiling. One central heating radiator.

BAR/BEDROOM THREE

11'8 x 11'8

Currently used as a bar and fitted with a high quality bespoke bar with pumps, shelves and authentic pub seating making this an ideal entertaining space. Coving to the ceiling. One central heating radiator.

BATHROOM

7'8 x 7'11

A Jacuzzi style corner bath, a vanity wash hand basin with storage under and a low flush WC. A shower cubicle with a mains fed shower and tiled interior. Fully tiled walls. Coving to the ceiling. White heated towel rail.

GARAGE

18'4 x 10'6

An attached brick built garage with a timber up and over vehicular door. Wall mounted gas central heating boiler. Plumbing for an automatic washing machine. Central heating radiator. Loft access which is fully boarded and offers potential for conversion subject to the relevant planning permission being obtained.

GARDENS

There are gardens to all four sides of the bungalow. To the front and side the gardens are laid to lawn and planted with various mature shrubs, bushes and new hedge all around. To the right hand side there is a block paved driveway which provides off street parking and access to the garage. The driveway extends into a matching pathway which extend along the front of the property. To the rear there is a paved pathway and a small timber garden shed.

BUYERS NOTE

Since owning the property from 2021 the current owners have completed various works to the property which include; re-decorating, installation of solar panels and battery (owned outright), landscaping the gardens, replaced garden shed, installation of an outside water tap, replaced the windows, front door and exterior French doors from the kitchen, updated the plumbing, electrics and added extra sockets, and USB ports throughout the property, replaced all light fittings, installed a new shower and replaced the sink and toilet in the bathroom and also the flooring, replaced the fire in the lounge with modern 'Celsi Electriframe' fire suite, chimney sealed and maintenance work on the roof, replaced the kitchen sink and the hob to an induction hob, installed a dishwasher and upgraded the wall radiators.

Ground Floor







