



Bonington, 176 High Street, Hook, DN14 5PL

£360,000

EPC: E

Standing in grounds extending to half an acre, or thereabouts, this individual detached family home occupies a prime position in this sought after village. The private garden extends down to the river Ouse. Built circa 1963, the house provides four bedroom accommodation in need of some updating. Rarely available, with river bank and river frontage, this is a unique home with huge potential in an exceptional village location. No upward chain.

- Highly individual detached property
- Potential to be a fantastic family home
- Four bedrooms
- Through lounge dining room and separate sitting room
- Dining kitchen
- Ground floor WC
- Extensive gardens extending to 0.5 of an acre
- Parking for numerous vehicles
- The rear garden adjoins the river bank
- Viewing essential to appreciate the potential on offer

DESCRIPTION

This highly individual detached property incorporates gas central heating and uPVC double glazed windows and offers four bedroom accommodation and extensive gardens which comprises:

ENTRANCE PORCH

7'7" x 5'6"

A timber glazed entrance door. Tiled floor. Glazed door leads into the entrance hall.

ENTRANCE HALL

8'5" x 13'4"

Stair way leading to the first floor. Under stairs storage cupboard. Parquet flooring. One central heating radiator.

DINING ROOM

12'11" x 12'0"

Open plan with the lounge. Coving to the ceiling. One central heating radiator.

LOUNGE

11'11" x 17'5" max.

An open fire grate with a tiled fireplace. Coving to the ceiling. Two central heating radiators. uPVC door leads to the rear of the property.

SITTING ROOM

9'2" x 9'10"

Glazed double doors lead into the kitchen. Parquet flooring. One central heating radiator.

W.C.

6'3" x 4'5"

A traditional white suite comprising a wash hand basin and a low flush WC. Storage cupboard. Wall mounted electric heater. Coving to the ceiling.

KITCHEN

14'10" x 9'11"

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink. Gas central heating boiler. One central heating radiator.

PORCH/UTILITY

6'8" x 7'11"

Glazed double doors lead into the rear garden. Plumbing for an automatic washing machine.

LANDING

8'9" x 14'4"

Loft access with a loft ladder. Storage cupboard.

BEDROOM ONE

10'7" x 12'1"

To the rear elevation with a UPVC door that leads onto the balcony. One central heating radiator.

BEDROOM TWO

9'10" x 13'0" max.

To the rear elevation. Fitted double wardrobe. One central heating radiator.

BEDROOM THREE

7'6" x 12'0"

To the front elevation. Fitted double wardrobe. One central heating radiator.

BEDROOM FOUR

9'11" x 9'2"

To the front elevation. Fitted double wardrobe. One central heating radiator.

BATHROOM

7'4" x 5'5"

A traditional three piece suite comprising an enamel bath with a shower over, a wash hand basin and a low flush WC. Tiled walls. Airing cupboard housing the hot water cylinder. Coving to the ceiling. Chrome heated towel rail.

GARAGE

9'0" x 25'5"

A detached brick built garage with a metal up and over door and a timber side personnel door. Inspection pit. Light and power and water supply.

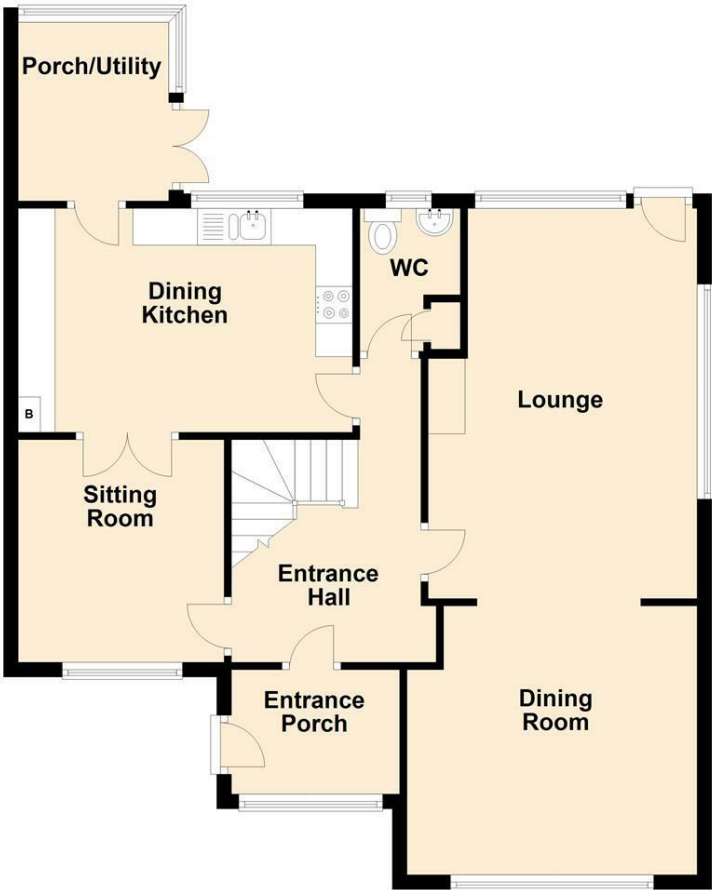
GARDENS

To the front of the property there is a brick garden wall with brick pillars and a timber garden gate which provides vehicular access onto the driveway. The driveway extends along the side of the property towards the garage and provides parking for numerous vehicles. The garden is laid to lawn with mature planted borders.

To the rear of the property the generous rear garden is mainly laid to lawn with various mature trees, shrubs and fruit trees. The garden extends up and over the river bank.

The plot itself sits in around 0.5 of an acre.

Ground Floor



First Floor

