



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Thirtle Dene

Offers Over £350,000

Rimswell HU19 2BY



UNIQUE THREE BEDROOM DETACHED BUNGALOW SET IN 2/3 ACRE ENJOYING VIEWS OVER ROLLING FIELDS! Situated in a rural location overlooking open farmland to three sides is this very spacious and individually designed bungalow, approached via a sweeping driveway and set in beautifully landscaped gardens totalling a third of an acre in size; this superb home offers a very private retreat for any buyer looking to escape to the countryside. Offering plenty of living space throughout with three bedrooms and three reception rooms, this deceptive property must be viewed to fully appreciate what is on offer. The accommodation briefly comprises: porch, hallway, modern fitted kitchen, front facing lounge, dining room, utility room, three bedrooms with fitted wardrobes, bathroom & shower room and a large conservatory to the rear offering additional living/dining space. Outside is a extremely private garden at the rear, landscaped and well tendered which you step out into and feel like you are in your own secluded little world! Properties of this nature are few and far between and we don't anticipate it will hang around for long so don't delay in booking an appointment to view!





Porch/Hallway

Glazed uPVC double doors open into porch with a further glazed door opening into a long, central hallway. With an arched uPVC window to the front aspect, loft access, three radiators and a built-in storage cupboard.

Kitchen

9'10" x 11'11" (3.00 x 3.65)

Well appointed kitchen with a range of modern fitted units with complementing work surfaces and tiled splash backs, fitted with a high level electric double oven with warming drawer, electric hob with extraction hood, integrated dishwasher and fridge freezer. White sink and drainer with mixer tap and a uPVC window above facing out over open fields. Downlights to the ceiling, tiled effect vinyl flooring and a radiator.

Lounge

14'3" x 22'7" maximum (4.35 x 6.90 maximum)

Front facing living room with two uPVC windows and a set of patio doors, fireplace with electric fire and two radiators.

Bathroom

5'6" x 6'6" (1.70 x 2.00)

Two piece bathroom suite comprising of a double ended bath with central taps, pedestal basin, half tiled walls with tiled bath side, vinyl flooring, towel radiator and a uPVC window.

WC

4'11" x 3'7" (1.50 x 1.10)

Separate WC with corner basin, radiator, vinyl flooring and a uPVC window.

Bedroom One

11'5" x 10'4" (3.50 x 3.15)

Double bedroom with a uPVC window to the rear aspect, fitted wardrobes, radiator and a shower cubicle with a mains fed shower.

Bedroom Two

11'9" x 7'10" (3.60 x 2.40)

Rear facing double bedroom with a radiator and built-in wardrobe.

Bedroom Three

11'9" x 7'10" (3.60 x 2.40)

Double bedroom facing into the conservatory with a radiator and built-in wardrobe.

Dining Room

9'10" x 14'5" (3.00 x 4.40)

Second reception room providing a formal dining space with glazed double doors opening from the hallway, radiator and a front facing uPVC window overlooking open fields.

Utility Room

11'5" x 6'6" (3.50 x 2.00)

With access through to the garage, shower room and conservatory. Being fitted with a stainless steel sink and drainer with space/plumbing below for a washing machine and dryer. With a radiator, vinyl flooring and a glazed door from the hallway.

Shower Room

5'10" x 6'6" (1.80 x 2.00)

Shower room fitted with a three piece suite comprising of a shower cubicle with a mains fed shower, pedestal basin and WC. With tiled flooring, radiator and a uPVC window.

Conservatory

21'3" x 11'11" (6.50 x 3.65)

Superb rear conservatory of uPVC construction under a newly replaced pitched roof, providing a spacious multi-purpose reception room facing out over the garden. With tiled flooring, a ceiling fan and wall heaters.

Garage

14'9" x 16'8" (4.50 x 5.10)

Integral rear accessed garage with an electric roller shutter door and a side facing window.

Garden

Set in a total plot of approximately 2/3rds of an acre comprising of beautifully maintained landscaped gardens that adjoin and overlook open farmland at three sides. The property is set back from the roadside via a laid to lawn front garden and is approached by a sweeping gravelled

driveway leading up to the property and continuing through an archway to a gravelled parking area at the rear. A paved area steps up to the front entrance porch and continues to a further seating area stepping out from the lounge doors.

Leading through to the rear is a gravelled parking area that also gives vehicular access to the garage. A large paved patio adjoins the side of the conservatory and provides an ideal space for a BBQ and outdoor entertaining. Continuing on is a laid to lawn rear garden, landscaped with various planted borders and flowerbeds with trellis archways and a Pergola walkway leading down to an elevated summerhouse nestled in the far corner of the garden. Enclosed and screened by a mixture of fenced boundaries and well established hedgerow to provide a secluded and very private space to relax in.

Services

We are advised that the property is connected to mains gas and drainage is via a septic tank.

PARKING

Off Road parking is via the driveway and garage

MOBILE AND BROADBAND

Some Mobile and Broadband (ASDL) are available. For more information on providers, predicted speeds and individual mobile provider coverage visit Ofcom checker.

HEATING

Heating and Hot Water are via a gas fired boiler.

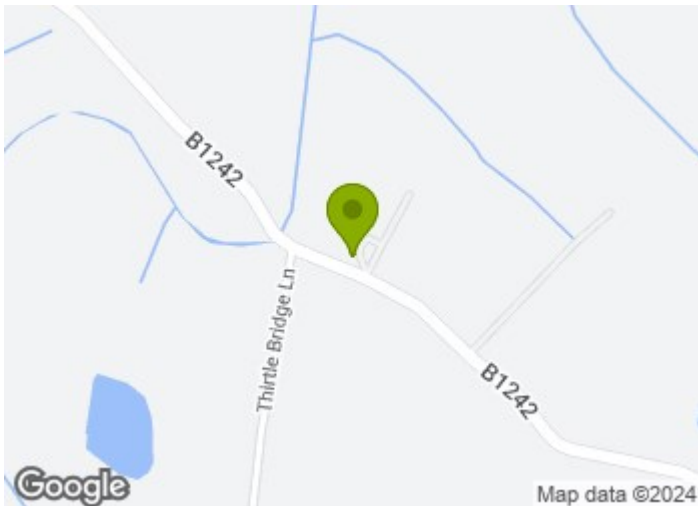
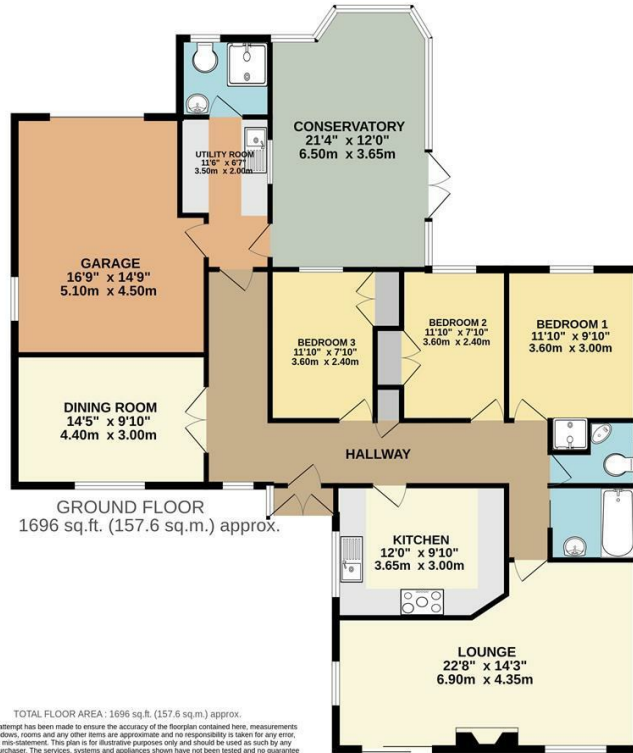




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Directions

The property is set in a rural location between the town of Withernsea and Village of Roos, from our office head North on Queen Street, stay on this as it merges onto Seathorne & Waxholme Road and exits the town towards Roos. This property is located on the right hand side just before the left hand junction with Thirtle Bridge Lane sign posted to Rimswell.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

