



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 13 Sharp Avenue

£244,000

Burstwick, HU12 9JH



DETACHED THREE BEDROOM BUNGALOW WITH NO CHAIN!

Situated within this small cul-de-sac and benefitting from a south westerly facing garden that overlooks paddock land is this spacious three bedroom bungalow that is offered to the market with no onward chain. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, three bedrooms, shower room, open plan lounge diner, extended rear breakfast kitchen and further WC, outside are gardens to the front and rear along with a garage and a driveway that provides off street parking for multiple cars. Finished to a good standard throughout and ideal for a new owner to move straight into, this property is the ideal choice for any buyer looking for accommodation all on one level and must be viewed to be fully appreciated!





**Hallway**

A uPVC front entrance door opens into a central hallway with loft access, a radiator and with two built-in cupboards, one shelved linen cupboard and the other housing the gas combi-boiler.

**Lounge 13'1" x 15'7" (4.00 x 4.75)**

Open plan room across the front of the property with a uPVC picture window, radiator and a fireplace.

**Dining Area 11'5" x 10'2" reducing to 7'8" (3.50 x 3.10 reducing to 2.35)**

Through room leading on from the lounge and giving access to the kitchen, providing a formal dining space with a uPVC window to the side aspect and radiator.

**Kitchen 11'9" x 10'2" (3.60 x 3.10)**

Good size rear breakfast kitchen fitted with a range of white base and wall units with complementing work surfaces and a matching breakfast bar. Housing a high level electric oven, microwave, electric hob with extraction hood, dishwasher and integrated fridge freezer. With dual aspect uPVC windows and a composite sink and drainer with mixer tap facing out over the rear garden and paddock land beyond. With tiled flooring, half tiled walls and a radiator. A lobby gives access out to the rear garden via a composite door and with a useful walk-in store cupboard with window and plumbing for a washing machine.

**WC 6'10" x 2'7" (2.10 x 0.80)**

WC with tiled flooring and a uPVC window.

**Bedroom One 12'9" x 10'4" (3.90 x 3.15)**

Double bedroom with fitted bedroom furniture including a range of wardrobes and dressing table, with a radiator and uPVC front facing window.

**Bedroom Two 11'9" x 8'2" min (3.60 x 2.50 min)**

Rear facing bedroom, currently used as a sitting room with a radiator and patio doors to the rear garden.

**Bedroom Three 8'2" x 7'10" (2.50 x 2.40)**

Single bedroom with fitted wardrobes, a rear facing uPVC window and radiator.

**Shower Room 6'2" x 5'4" (1.90 x 1.65)**

White three piece bathroom suite comprising of a quadrant shower cubicle with a mains fed shower unit, pedestal basin and low level WC. With tiled walls, tiled effect laminate flooring, towel radiator and an obscured glass window.

**Garage 17'0" x 9'6" (5.20 x 2.90)**

Brick built garage with an electric up and over garage door, personal door to the rear and with power and lighting laid on.

**Garden**

To the front of the property is a laid to lawn garden with central pathway leading to the front door. A long brick paved side driveway provides off street parking and access to the garage and down the far side is a pedestrian gate to the rear.

To the rear is a private south westerly facing garden that faces out onto paddock land at the rear, enclosed by a mixture of fenced and hedged boundaries with decorative raised planted borders and being majority laid to lawn with a sweeping brick paved patio area providing a pleasant seating area beneath an electronic retractable awning.

**WHAT ELSE YOU SHOULD KNOW**

Please note this property is non standard construction (believed to be a steel frame build.) Buyers requiring a mortgage are advised to make their adviser aware of this before submitting an application.

**PARKING**

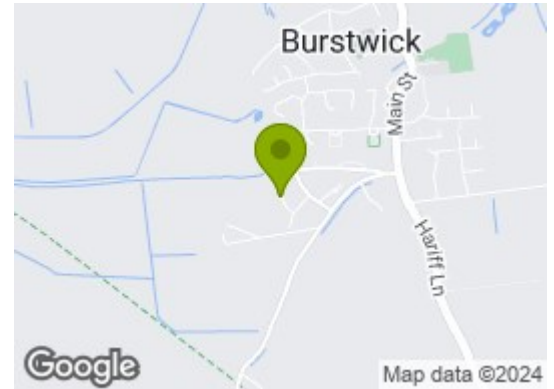
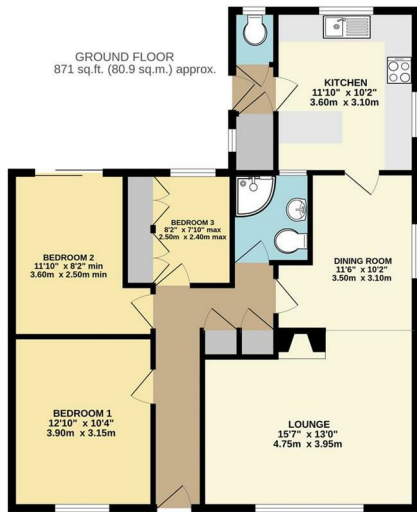
Parking is via the driveway and garage.

**MOBILE AND BROADBAND**

Mobile and Broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and individual mobile provider coverage, please visit Ofcom checker

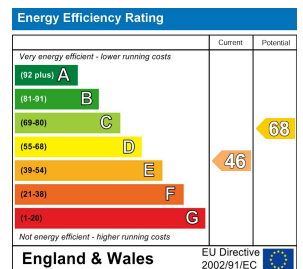
**HEATING**

Heating and Hot Water are via a gas boiler.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band C.

Services include mains gas, electric and drainage connections.

Heading east on the A1033 continue through Camerton and turn left onto Station Road heading into Burstwick. Turn left onto Burnham Avenue then left again onto Sharp Avenue, follow this round to the right where this property is located on the left hand side.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

