



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Orchard Close

£380,000

Roos, HU12 0LN



A superb detached family home located on this small cul-de-sac on the edge of the village, enjoying wrap around gardens and off street parking for multiple cars, this 4/5 bedroom property offers huge amounts of living space and is the ideal choice for any family looking to put down roots in this well regarded village in a property that offers room to grow. Finished to a lovely standard, with a contemporary grey gloss fitted kitchen and modern bathrooms. With gas central heating throughout and timber frame double glazing in place the accommodation comprises: entrance hall, ground floor WC, spacious lounge, dining room, open plan kitchen day room to the rear, utility room, integral garage and study/bedroom 5, to the first floor are four double bedrooms with a family bathroom and a ensuite to bedroom one with four piece suite. This deceptive property really must be seen to be fully appreciated, contact our office today to arrange an appointment to view.





Entrance Hall 13'9" x 16'0" max (4.20 x 4.90 max)

A wooden front entrance door with a glazed side panel opens into a spacious entrance hall with a spindled staircase rising to the first floor landing, solid wood flooring and a radiator.

WC 7'6" x 2'11" (2.30 x 0.90)

Ground floor WC with basin, vinyl flooring and a front facing window.

Lounge 20'6" x 16'8" max (6.25 x 5.10 max)

Spacious living room with windows to three aspects providing plenty of natural light, with two radiators and a focal fireplace with tiled cheeks and an open grate fire.

Dining Room 9'10" x 12'9" (3.00 x 3.90)

Formal reception room with a window to the side aspect and radiator.

Kitchen/Day Room 10'5" x 26'6" (3.20 x 8.10)

Superb open plan room across the rear of the property, fitted with contemporary grey gloss handleless kitchen units with complementing squared edged worktops with matching upstands. Housing a high level electric double oven, gas hob with extraction hood and glass splash back, composite black sink and drainer with mixer tap, integrated fridge and dishwasher. Open plan to an additional living/ dining space with patio doors to the rear garden. With vinyl flooring to the kitchen area, two windows and a radiator.

Utility 10'5" x 6'6" (3.20 x 2.00)

Separate utility room leading on from the kitchen with fitted units housing a stainless steel sink with drainer and mixer tap, space/plumbing for a washing machine and under counter freezer, with vinyl flooring, a rear facing glazed door to the garden and with a door through to the garage.

Study/Bedroom 5 10'4" x 10'2" (3.15 x 3.10)

Flexible reception room leading on from the utility currently used as a home office space but offering potential as a ground floor bedroom if desired, with a side facing window and radiator.

Landing

Stairs rise onto a central landing with access to all first floor rooms.

Bedroom One 14'9" x 17'8" (4.50 x 5.40)

Ensuite bedroom with two dormer windows to the front aspect, two radiators and a built-in airing cupboard housing the hot water cylinder.

Ensuite 6'6" x 9'10" (2.00 x 3.00)

Fitted with a white four piece bathroom suite comprising of a double ended bath, quadrant shower cubicle with electric unit, pedestal basin and low level WC. With a white towel radiator, vinyl flooring and a rear facing window.

Bathroom 6'6" x 9'10" (2.00 x 3.00)

Family bathroom fitted with a white three piece bathroom suite

comprising of a shower bath with electric shower and glass splash screen, low level WC and a vanity basin set in a wooden surround with matching wall cabinet and mirror. With a white towel radiator, vinyl flooring and a rear facing window.

Bedroom Two 10'5" x 11'5" excl wardrobe (3.20 x 3.50 excl wardrobe)

With fitted wardrobes to one wall, two windows and a radiator.

Bedroom Three 9'10" x 13'5" (3.00 x 4.10)

With two windows, a radiator and fitted with a range of bedroom furniture.

Bedroom Four 15'3" into bay x 9'6" (4.65 into bay x 2.90)

With a dormer window to the front aspect, radiator and access to the eaves storage space.

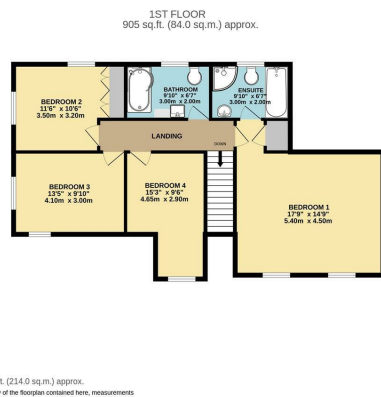
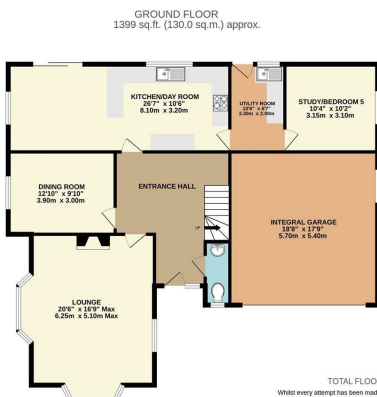
Integral Garage 18'8" x 17'8" (5.70 x 5.40)

Integral double garage with an up and over door to the driveway and a window to the side aspect.

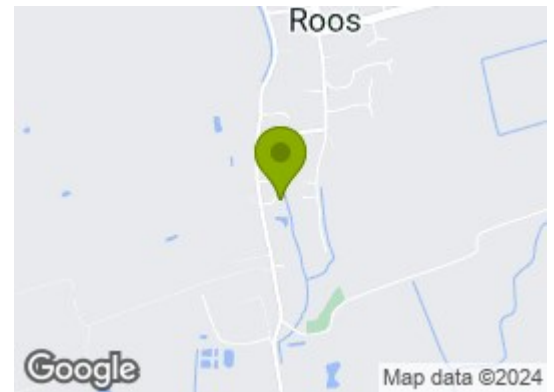
Garden

The property is approached by a brick paved driveway providing access to the garage and off street parking for multiple cars, the driveway continues beside the garage to provide additional parking space that currently seats a caravan.

A laid to lawn garden with mature trees and plants wraps around the front and side of the property and continues onto a paved garden to the rear, with raised seating area and feature pond.

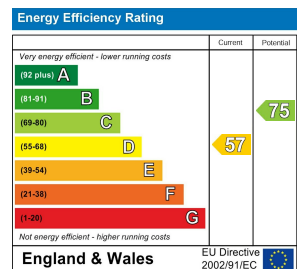


TOTAL FLOOR AREA: 2303 sq.ft. (214.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band E.

From our office head north out of the town towards Roos, upon entering the village turn left onto South End Road, follow this round onto Lamb Lane and turn left onto Rectory Road where Orchard Close is 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.

