



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



9 Winston Close

Open To Offers £310,000

Burstwick, HU12 9HW



Beautifully presented four bedroom detached house located on a small cul-de-sac and offering the perfect choice for anyone looking for a spacious family home in the village. The sellers have owned the property from new and it has been updated over time with a stunning high gloss kitchen with integrated appliances as well as having a contemporary bathroom and ensuite. The property briefly comprises: entrance hall, lounge, conservatory, beautiful modern appointed kitchen, separate dining room and ground floor WC, to the first floor are four bedrooms with an ensuite and family bathroom, outside is a driveway for off street parking, an adjoining double garage and a private garden to the rear. This stunning home has to be seen to be fully appreciated, contact out office today to arrange a viewing and see all this property has to offer.





Hallway 6'2" x 19'8" (1.90 x 6.00)

A uPVC front entrance door opens into the hallway with a side facing uPVC window, patterned tiled effect laminate flooring, radiator, built-in storage cupboard and with a spindled staircase rising to the first floor.

Lounge 21'9" x 11'9" (6.65 x 3.60)

Spacious living room with a front facing uPVC bow window, fireplace housing a gas fire, two radiators, laminate flooring and with patio doors to the rear conservatory.

Conservatory 10'4" x 10'2" (3.15 x 3.10)

Rear addition of uPVC construction under a pitched roof with French doors to the rear, radiator and laminate flooring.

Kitchen 18'10" x 13'11" (5.75 x 4.25)

High spec contemporary white gloss fitted kitchen with marbled effect worktops and a contrasting central island unit. Fitted with a range of integrated appliances to include a high level electric double oven, separate electric hob with extraction hood, microwave, dishwasher, fridge and washing machine. With a black composite sink and drainer with matching tap, vertical radiator, laminate flooring, rear facing uPVC window, uPVC door to the rear and a further door leading into the garage.

Dining Room 14'7" x 10'9" (4.45 x 3.30)

Useful second reception room providing a dining space with a uPVC window to the front aspect, radiator and laminate flooring.

WC 5'8" x 2'11" (1.75 x 0.90)

Ground floor WC with basin, feature tiling, radiator and a uPVC window.

Landing

Stairs rise onto a central landing with loft access and a built-in cupboard.

Bedroom One 15'5" x 10'11" (4.70 x 3.35)

Ensuite double bedroom with a front facing uPVC window and radiator.

Ensuite 5'10" x 5'6" (1.80 x 1.70)

Modern fitted shower room comprising of a quadrant cubicle with a mains fed dual head shower, low level WC and vanity basin. With tiled walls, a towel radiator and two uPVC windows.

Bedroom Two 10'4" x 15'1" (3.15 x 4.60)

Spacious guest bedroom with a front facing uPVC window, radiator and a pedestal basin.

Bedroom Three 11'1" x 9'10" (3.40 x 3.00)

With two uPVC windows, radiator and laminate flooring.

Bedroom Four 9'10" x 9'10" (3.00 x 3.00)

With fitted wardrobes to one wall, laminate flooring, radiator and a uPVC window.

Bathroom 7'10" x 9'6" (2.40 x 2.90)

Modern tiled bathroom fitted with a three piece suite comprising of a shower bath with a mains fed dual shower and glass splash screen, grey gloss vanity basin and a low level WC. With a fitted tall storage cabinet, towel radiator and high level uPVC window.

Garage 16'4" x 16'0" (5.00 x 4.90)

Integral double garage with an up and over door to the driveway, pedestrian door and window to the rear garden and housing the property's gas fired combi-boiler.

Garden

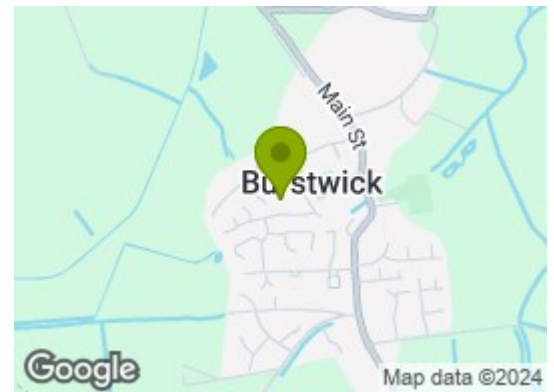
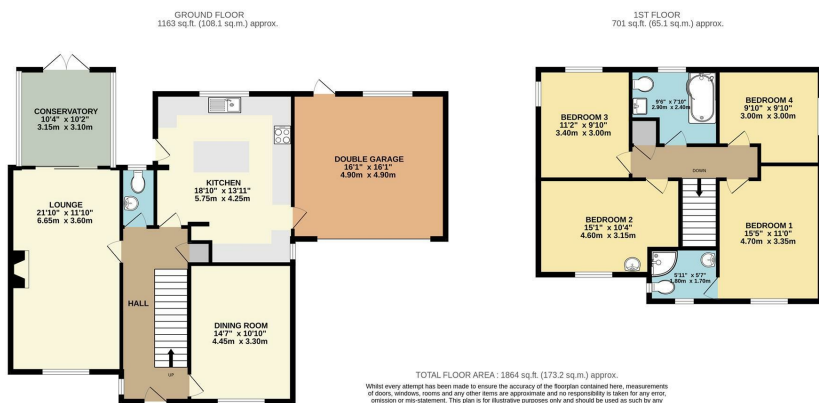
To the front of the property is an open aspect laid to lawn garden with a hardstanding double width driveway giving access to the garage and providing off street parking. Pedestrian access leads down the side of the property via a gate through into a private and fully enclosed garden at the rear, screened by mature evergreens. With a large patio area adjoining the conservatory which leads onto a laid to lawn section of garden and greenhouse.

Agent Note

Parking: Parking is by way of a private driveway and garage.

Mobile & Broadband Coverage: mobile coverage is available in the area and Ofcom broadband availability checker states Superfast broadband is available via Openreach.

Heating: heating & hot water is via a gas combi-boiler.



Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band D.

Services include mains gas, electric and drainage connections.

The property is located on the northern edge of the village, turn off Main Street onto Churchill Avenue, stay on this as it merges onto Churchill Rise where Winston Close is a small cul-de-sac 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.

