



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Tithe Barn Lane

Offers Over £385,000

Patrington HU12 0PE



IN ONE WORD WOW!!!

This beautifully presented executive styled detached property is located close to the heart of this thriving village, benefitting from a superb orangery extension at the rear to provide an open plan kitchen living space that is highly sought after in modern family life. Finished to a very high standard with a bespoke kitchen with granite worktops and modern bathroom suite - this property really must be viewed to appreciate the sheer quality that is on offer. This spacious property briefly comprises: entrance hall with ground floor WC, integral garage, front to back lounge with doors out to the garden, premium fitted kitchen with adjoining utility room and being open plan through to the orangery under a lantern roof, to the first floor are four double bedrooms, one ensuite and a family bathroom with fourpiece suite. The property benefits from a good size garden at the rear with raised seating areas and twin patios, with off street parking to the front. Book a viewing today to see all that this property has to offer!





Hall

16'0" x 7'10" (4.90 x 2.40)

A glazed wooden front entrance door opens into the hallway with a spindled staircase rising to the first floor landing with a feature porthole window above. Access leads through to the integral garage, kitchen and lounge. With wooden flooring and a radiator.

WC

3'7" x 2'7" (1.10 x 0.80)

Ground floor WC with toilet and hand basin.

Integral Garage

17'8" x 9'2" (5.40 x 2.80)

Good size integral garage with a vehicular door to the front of the property and uPVC window.

Lounge

20'2" x 13'1" excluding bay (6.15 x 4.00 excluding bay)

Spacious living room with a uPVC glazed bay window to the front aspect and a floor to ceiling glass wall with French doors opening out onto the rear garden. With wooden flooring, two radiators and a contemporary fireplace with electric fire.

Kitchen

16'0" x 11'9" (4.90 x 3.60)

Luxurious fitted kitchen with cream shaker units and green accent units, incorporating a large island unit with a granite worktop and Belfast sink with mixer tap. Chimney breast alcove housing an electric range cooker with tiled surround, downlights and extraction fan, with a feature wooden mantel piece and display shelf. With spotlights to the ceiling, wooden flooring, access through to the utility room and being open plan to the orangery.

Utility

9'2" x 6'0" (2.80 x 1.85)

Fitted with cream units to one wall with a stainless steel sink and drainer with mixer tap, plumbing for a washing machine and space for a dryer, with spotlights to the ceiling, wooden flooring, a feature glass brick internal window and a gas combi-boiler concealed in a cupboard.

Orangery

24'3" x 10'7" (7.40 x 3.25)

Stunning multi-functional living space overlooking the garden with a lantern skylight providing an abundance of natural light. With uPVC glazed sash windows and French doors leading to the rear, wooden flooring, spotlights and with two contemporary vertical radiators.

Landing

13'1" x 10'2" (4.00 x 3.10)

Central galleried landing with a wooden balustrade with loft access and a uPVC window to the front aspect.

Bedroom One

11'1" x 10'9" excluding wardrobes (3.40 x 3.30 excluding wardrobes)

Ensuite bedroom fitted with a bank of fitted wardrobes to one wall, radiator, laminate flooring and two uPVC windows to the front aspect.

Ensuite

7'8" x 3'11" (2.35 x 1.20)

Modern shower room comprising of a walk-in mains fed shower, low level WC and vanity basin. With tiled splash backs, spotlights and wood effect flooring.

Bedroom Two

9'10" x 10'11" excluding wardrobes (3.00 x 3.35 excluding wardrobes)

Fitted with a bank of wardrobes to one wall, radiator, laminate flooring and a uPVC window to the rear aspect.

Bedroom Three

9'0" x 12'5" excluding wardrobe (2.75 x 3.80 excluding wardrobe)

With a fitted wardrobe, radiator, laminate flooring and a uPVC window to the rear aspect.

Bedroom Four

9'10" x 11'9" (3.00 x 3.60)

With two uPVC windows to the front aspect, radiator and laminate flooring.

Bathroom

6'10" x 11'1" (2.10 x 3.40)

Family bathroom fitted with a four piece white suite comprised of a corner bath, quadrant shower cubicle with mains fed shower and a black gloss vanity unit housing a WC and basin. With wall tiling, two uPVC windows, spotlights to the ceiling and with a modern black towel radiator.

Garden

To the rear of the property is a good sized garden, mostly laid to lawn with a patio area stepping out from the lounge doors and a further paved patio area at the bottom of the garden. With a useful wooden storage shed and a further decked seating area with wooden balustrade. Gated pedestrian access leads down both sides of the property to the front where there is a gravelled driveway providing off street parking.

Agent Notes

Parking: the property has a driveway and garage for off street parking.

Heating: the property has gas fired heating & hot water.

Mobile & Broadband: We understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.





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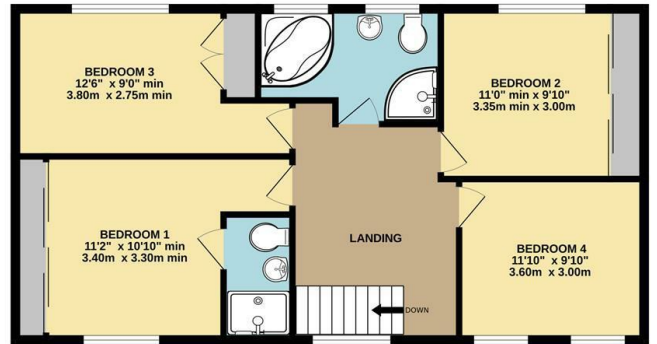
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TOTAL FLOOR AREA : 1868 sq.ft. (173.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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1ST FLOOR
774 sq.ft. (71.9 sq.m.) approx.



Directions

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.

