



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 7 South Park

Offers Over £335,000

Roos, HU12 0HG



Located on a small cul-de-sac within this well regarded village is this well proportioned detached bungalow, finished to a very high standard and having been compressively upgraded by the current owners to a high specification and now providing a great opportunity for any buyer looking for a home that is ready to move straight into and enjoy. The property comprises: porch/entrance hallway, three double bedrooms, an ensuite, a single fourth bedroom, family bathroom with four piece suite, spacious kitchen diner with an open plan lounge, separate utility room and conservatory facing out onto the rear garden. Outside is a ornamental front garden with a double width side driveway providing lots of parking space and giving access to a detached double garage, to the rear is a fully enclosed and private garden with mature plants, greenhouse and seating areas. This spacious property offers plenty of living space coupled with lots of parking for a multi-car family and enjoys a flexible open plan layout that is great for entertaining.





**Entrance Hall**

A uPVC door opens to an internal entrance porch with tiled flooring, access then opens into a central hallway with plenty of useful storage space provided by three built-in cupboards, one being a large coat/shoe cupboard with double doors. With laminate flooring and three radiators.

**Kitchen Diner 28'2" x 11'9" (8.60 x 3.60)**

Versatile and spacious room running across the rear of the property, being open plan with the lounge and with bi-fold doors opening to the conservatory to create a sociable free-flowing layout. Fitted with neutral base and wall units with complementing work surfaces and tiled splash backs, with an inset 1.5 bowl stainless steel sink and drainer with mixer tap, high level electric double oven and separate electric hob, plumbing for a dishwasher and space for a vertical fridge/freezer. With space for a dining table at one end, laminate flooring throughout, four radiators and a rear facing uPVC window.

**Conservatory 11'5" x 14'1" (3.50 x 4.30)**

Recently re-fitted conservatory with all new windows and frames providing an additional living space facing out on the rear garden. With a pitched glass roof, tiled flooring, radiator, bi-fold doors leading from the kitchen and French doors opening to the rear garden.

**Lounge 12'3" x 14'1" (3.75 x 4.30)**

Front facing living room, open plan from the kitchen diner, with a uPVC window, radiator and decorative inglenook fireplace.

**Utility 9'10" x 7'10" (3.00 x 2.40)**

Separate utility room leading on from the kitchen with a uPVC door out to the rear garden and with tiled flooring to provide a useful rear entrance space. With a row of fitted units to one wall with a deep set sink, space and plumbing for a washing machine and tumble dryer. Radiator, tiled splash walls and a Worcester gas combi-boiler.

**Bedroom One 14'1" excl wardrobe x 10'5" (4.30 excl wardrobe x 3.20)**

Front facing double bedroom with fitted wardrobes to one wall, radiator, uPVC window and ensuite.

**Ensuite 8'0" x 3'11" (2.45 x 1.20)**

White three piece suite comprising of a quadrant shower cubicle with mains fed shower, low level WC and pedestal basin. With tiled walls, vinyl flooring and a front facing uPVC window.

**Bedroom Two 9'10" x 13'9" (3.00 x 4.20)**

Rear facing double bedroom with a radiator and uPVC window.

**Bedroom Three 9'0" x 12'1" (2.75 x 3.70)**

Front facing double bedroom with a radiator and uPVC window.

**Bedroom Four 6'0" x 9'10" (1.85 x 3.00)**

Single bedroom with a side facing uPVC window, radiator and loft access.

**Bathroom 7'10" x 9'10" (2.40 x 3.00)**

Four piece suite bathroom comprising of a large walk-in shower cubicle with an electric shower unit, panelled bath, vanity basin and WC with concealed cistern. With tiled walls, vinyl flooring, radiator and an obscured glass uPVC window.

**Garden**

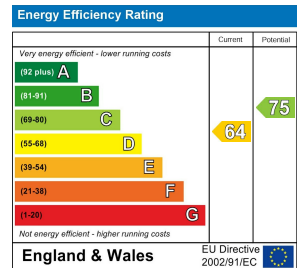
At the front of the property is an open aspect garden with a sweeping lawn, feature circular rock garden with a wrap around brick paved pathway leading up to the front entrance door. A long side driveway leads to the double garage and provides lots of off street parking, ideal for any caravan/motorhome owners or multi-car families. Raised gravelled filled beds line the driveway and a pedestrian gate leads through into the rear garden along with a second gate that opens beside the garage to an area to store dustbins.

To the rear of the property is a good size garden, fully enclosed by fenced boundaries to all sides for added privacy and security for pets. Being mostly gravelled and paved for ease of maintenance, with a number of raised plant beds and borders stocked with a variety of mature plants and fruit trees, raised small fish pond and a paved seating area under a wooden roof. Adjoining the garage is a large greenhouse and to the rear of the garage is further paved area for additional storage space. With external lighting, outside tap and a large capacity rainfed water butt.



**Energy Efficiency Graph**

**Tenure: Freehold**



Heading from Withernsea enter the village on Pilmar Lane and follow the road through until a sharp right hand bend, turn left onto South End Road and left again onto South Park, where the property is located on the left hand side.

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