



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Cornerstone 12 Ravenspurn Road £325,000

Patrinton, HU12 0QB



This detached house boasts four spacious bedrooms along with two generous reception rooms, providing ample living space and versatility that is perfect for a growing family. situated in a semi-rural village, you can enjoy the tranquillity of having the countryside on your doorstep while still being within reach of local amenities located within the village of Patrinton. Set within a large plot with laid lawn front and rear gardens filled with mature flowers and the large driveway and garage provides off street parking for multiple cars along with convenient storage space, adding practicality to this lovely home. Well presented throughout and with gas central heating and uPVC glazing in place. The property briefly comprises: entrance hall, sitting room, lounge, ground floor WC and an open plan kitchen diner with access to a side entrance lobby leading to the utility room and garage, to the first floor are four good size bedrooms and the family bathroom. Properties in this location rarely come onto the market so arrange a viewing today to see all that this property has to offer.





Entrance Hall

A uPVC front entrance door opens into the hall with stairs rising up to the first floor with a low storage cupboard below, laminate flooring and a radiator.

WC 4'3" x 6'6" (1.30 x 2.00)

Ground floor WC with basin, uPVC window, radiator and laminate flooring.

Sitting Room 13'1" x 12'5" (4.00 x 3.80)

Versatile living room currently used as a sitting room with a front facing uPVC window, radiator and serving hatch to the kitchen.

Lounge 17'4" x 11'9" (5.30 x 3.60)

Dual aspect living room with uPVC windows to the front and rear, two radiators and a central fireplace with modern fire.

Kitchen Diner 17'4" x 11'1" (5.30 x 3.40)

Open plan layout with a dining space and being fitted with a range of green fitted units with complementing wooden worktops and tiled splash backs, with a stainless steel sink and drainer, provision for a free standing cooker along with space for a fridge freezer and plumbing for a dishwasher. With laminate flooring throughout, two rear

facing uPVC windows overlooking the garden and a uPVC door opening to the side entrance lobby which gives access through to a utility room with sink unit and plumbing for a washing machine. The lobby also gives internal access to the garage along with access to both the front and rear gardens.

Landing

Stairs lead onto a central landing with radiator, rear facing uPVC window and loft access.

Bathroom 5'10" x 8'2" (1.80 x 2.50)

Modern white three piece bathroom suite comprising of a bath with mains dual shower above and glass screen, vanity basin and WC. With contemporary wall tiles, radiator, extraction fan and a uPVC window.

Bedroom One 17'4" x 11'9" (5.30 x 3.60)

Spacious master bedroom with uPVC windows to the front and rear providing plenty of natural lighting and with two radiators.

Bedroom Two 14'5" x 12'5" (4.40 x 3.80)

With a uPVC window to the front aspect, radiator and built-in cupboard.

Bedroom Three 11'1" x 7'2" (3.40 x 2.20)

With a rear facing uPVC window and radiator.

Bedroom Four 6'10" x 9'10" (2.10 x 3.00)

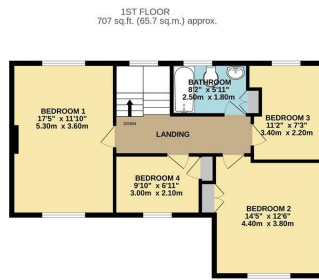
With a uPVC window to the front aspect and radiator.

Garden & Garage

To the front of the property is a open aspect laid to lawn garden with decorative floral borders and a central path leading to the front entrance door. A gravelled driveway provides ample off street parking for multiple cars - ideal for buyers with older children living at home. A set of gates opens beside a brick built garage and leads through into the rear where there is a deceptively large garden, mostly laid to lawn with a feature stone patio area with raised sleepers and gravelled surround. The rear is enclosed to all sides by fenced boundaries, has a number of mature plants/flowers and also has a wooden shed tucked away at the far side of the property.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

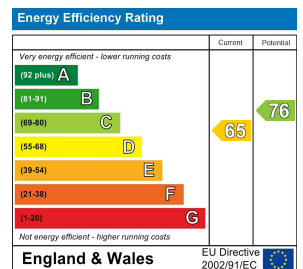


TOTAL FLOOR AREA : 1713 sq.ft. (159.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan 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



Council tax band D.

Services include mains gas, electric and drainage connections.

From Withernsea head towards Hull on the A1033 to the village of Patrinton. As you are leaving the village turn left onto Humber Lane and then right at the end onto Haven Road. Pass the through the main village of Patrinton Haven and Ravenspurn Road is on the right 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 firms employment has the authority to make/give any representation or warranty in respect of the property.

