



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



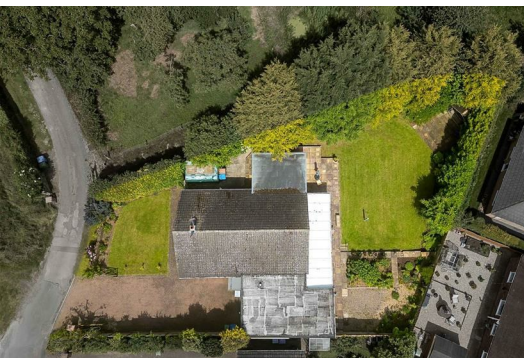
Oakwood Clarks Lane

Patrington, HU12 0RQ

Offers In The Region Of
£375,000



Tucked away in a secluded location at the end of this small lane, yet remaining a short walk to the centre of this popular village, is this detached true bungalow, sitting in a large plot in a non-overlooked position screened by mature trees, this prime position is idyllic for anyone wanting a country retreat. With uPVC glazing throughout and gas central heating the accommodation comprises: porch, hallway, three double bedrooms, one ensuite, modern fitted shower room, dining room, spacious lounge with log burner, fitted kitchen and a large rear conservatory opening onto an elevated patio area. Outside is extensive parking to the front, a 27ft garage with power supplied and a wrap around south facing garden that enjoys the sun all day. This property has been extended and much improved by the current vendor to a high standard of finish and is now ready for a new owner to move straight into and enjoy. Properties in this area very rarely come to the open market and we advise an early viewing to avoid disappointment.





Porch/Hallway

A uPVC front entrance porch leads into a spacious hallway with loft access, a useful built-in cupboard for coats etc, a further uPVC door at the far end of the hallway opens out to the far side of the property where there is an additional cupboard housing the gas combi-boiler.

Lounge 19'0" x 11'11" (5.80 x 3.65)

Front facing reception room with a log burning stove with feature exposed brick fire surround, two uPVC windows and two radiators.

Kitchen 11'5" x 9'10" (3.50 x 3.00)

Fitted kitchen with a range of pastel blue coloured units to the base and walls with complementing wood effect worktops, breakfast bar for two people, 1.5 stainless steel sink and drainer and mixer tap, integrated dishwasher, provisions for a free standing electric cooker and space for an upright fridge freezer. Tiled splash backs and laminate flooring, radiator, uPVC window facing the conservatory and a door through to the garage.

Dining Room 11'5" x 9'10" (3.50 x 3.00)

Dining room with patio doors through to the conservatory, laminate flooring and a radiator.

Conservatory 30'2" x 7'10" (9.20 x 2.40)

Large conservatory of uPVC construction spanning the width of the property, with two sets of doors out onto the rear garden, wall lights and tiled flooring.

Bedroom One 10'7" x 11'9" (3.25 x 3.60)

Ensuite double bedroom with a uPVC window to the rear aspect and a vertical radiator.

Ensuite 3'11" x 8'2" (1.20 x 2.50)

White suite comprising of a shower cubicle with mains fed shower, pedestal basin and WC, with tiled walls, vinyl flooring and a towel radiator.

Bedroom Two 11'3" x 10'2" (3.45 x 3.10)

Double bedroom fitted with a range of built-in bedroom furniture including fitted wardrobes and drawers, uPVC window to the front aspect and radiator.

Bedroom Three 11'5" x 8'10" (3.50 x 2.70)

With a built-in cupboard, radiator and a uPVC window facing the conservatory.

Shower Room 7'10" x 9'2" (2.41 x 2.80)

Contemporary bathroom fitted with a stylish suite comprising of a large walk-in shower with rainfall shower head, grey vanity unit with basin and concealed cistern WC, wet wall splash back panelling, wooden flooring, towel radiator and a uPVC window.

Garage 27'8" x 13'9" (8.45 x 4.20)

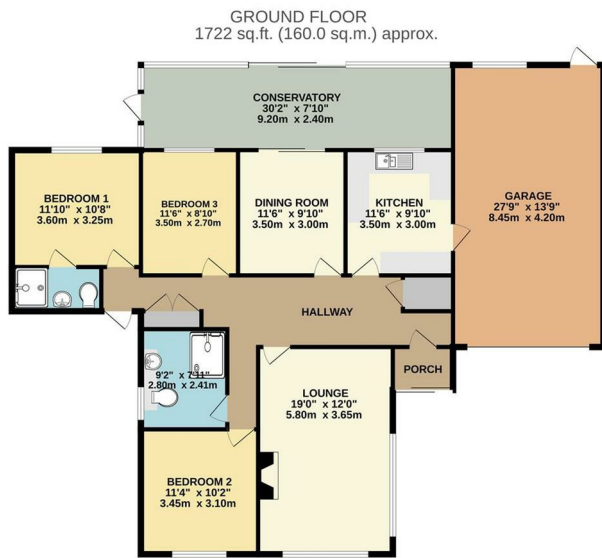
Large garage with power and lighting laid on providing plenty of useable storage space, with plumbing for an automatic washing machine, window and personal door to the rear garden and a roller shutter door to the front driveway allowing for vehicular access.

Garden

Entering through five bar gates to the front of the property is an extensive brick paved driveway giving plenty of parking for multiple cars, beside this is a laid to lawn garden with mature planted borders and well enclosed by walled boundaries. A gate gives access down the side of the property to a useful area housing a small metal storage unit. Stepping out to the rear is a good size, secluded wrap around laid to lawn garden, with a raised paved patio area adjoining the conservatory, wooden summer house with seating area, planted raised bed and gravelled seating area, with the garden being fully enclosed by fenced boundaries with plenty of mature planting for added privacy.

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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



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	69	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 gas central heating, mains electric and drainage is via a septic tank.

Clarks Lane is located at the east side of the village, heading from Hull on the A1033 follow the road into the village, through the market square following the signs for Holmpton, turn left onto Holmpton Road and immediately left onto Clarks Lane where this property is the last bungalow 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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

