



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Westerdale Close

Keyingham, HU12 9TT

Offers In The Region Of
£245,000



This deceptively spacious link-detached property offers plenty of flexible living space, with five well proportioned bedrooms and two reception rooms offering ample space for a large family or for accommodating guests, and with two bathrooms the morning rush need not be a hassle. If external storage space is a key requirement then look no further as this property boasts not only a 20ft garage but also a custom built rear workshop that has been used to run a cottage industry business from. Finished to a good standard throughout and with uPVC glazing and gas central heating the accommodation comprises: hallway, lounge, open plan kitchen diner, rear conservatory, utility, two ground floor bedrooms and bathroom, to the first floor are three further bedrooms and a shower room. Externally is a driveway and gravelled frontage for off street parking and to the rear is an enclosed garden, south facing to catch the full day's sun. Contact our office today to arrange a viewing!





Entrance Hall

A composite door opens from the side driveway giving access into the hallway with stairs rising to the first floor landing with cupboard below, laminate flooring and a radiator.

Lounge 16'0" x 11'11" (4.90 x 3.65)

Good size living room with uPVC patio doors opening onto the rear decked seating area, with laminate flooring, radiator and an inglenook fireplace housing a multi-fuel burning stove set on a tiled hearth.

Kitchen Diner 19'0" x 9'10" (5.80 x 3.00)

Being open plan through to the lounge and with double doors through to the rear conservatory, this spacious room is a real focus hub of the home. Being fitted with grey base and wall units with complementing wooden worktops and tiled splash backs, a stainless steel sink with drainer, provisions for a free standing gas range cooker, plumbing for a dishwasher and space for a fridge freezer. With laminate flooring throughout, radiator, side facing uPVC window and decorative tongue and groove wall panelling.

Conservatory 12'9" x 11'9" (3.90 x 3.60)

Rear conservatory of uPVC construction with French doors to the decked patio area, laminate flooring and a radiator.

Utility 9'2" x 4'9" (2.80 x 1.45)

Useful side entrance door providing a utility space with plumbing for a washing machine, uPVC door from the front, rear facing uPVC window, gas combi-boiler and a radiator.

Bathroom 6'2" x 5'4" (1.90 x 1.65)

Contemporary ground floor bathroom fitted with a white suite comprising of a bath with mixer shower taps and additional shower above with glass splash screen, vanity basin and WC with concealed cistern. With tiled splash backs, vinyl flooring, towel radiator and uPVC window.

Bedroom Four 11'5" x 11'11" (3.50 x 3.65)

Ground floor double bedroom with a front facing uPVC window, radiator and wooden flooring.

Bedroom Five/Office 8'4" x 9'10" (2.55 x 3.00)

Second ground floor bedroom currently used as an office with a uPVC window to the front aspect, radiator and wooden flooring.

Landing

Stairs lead onto the landing with access to all first floor rooms and a built-in storage cupboard.

Bedroom One 14'7" x 10'9" (4.45 x 3.30)

Front facing double bedroom with uPVC window, radiator and fitted wardrobe.

Bedroom Two 13'11" x 9'10" (4.25m x 3m)

Rear facing double bedroom with uPVC window and radiator.

Bedroom Three 7'10" x 9'2" (2.40 x 2.80)

Side facing dormer bedroom with uPVC window and radiator.

Shower Room 5'6" x 6'2" (1.70 x 1.90)

First floor shower room fitted with a quadrant shower cubicle with rainfall shower head, basin and WC. With wet wall panelling and tiled areas, panelling to the ceiling, vinyl flooring, radiator and uPVC window.

Garden & Garage 20'4" x 7'10" (6.20 x 2.40)

The property has a hard standing driveway with carport leading to the garage along with a gravelled front garden providing off street parking, access leads down the side of the property to the utility room door. An up and over vehicle door opens to a brick built garage with power laid on and a personal door that opens to the rear garden. To the rear of the property is a south facing garden that catches the sun all day, enclosed to all sides by fenced boundaries and being mostly laid to lawn with planted borders and a raised decked patio area. Seated within the garden is a wooden workshop currently used to run a home business from and providing ample storage space and power supplied.

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: 1352 sq ft (125.9 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and other parts of the property are not guaranteed, and the responsibility shall be on any prospective purchaser. The various symbols and notations shown here are intended solely for guidance as to their quantity or efficiency and can be given. Agent and Approx. 01664



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		66	
(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 C.

The property is connected to mains drainage and gas.

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.

