



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Old School Bungalow

£330,000

Dimlington Road Easington, HU12 0TG



Originally constructed as part of the old village school but having been converted in years gone by to this three bedroom bungalow, with the property having recently undergone a series of renovation works by the current owner to now offer this contemporary styled property that offers move in accommodation for any buyer looking to relocate to this coastal village. With one of the main features being the 1.65 acres of land this property occupies, mostly made up of a large grass land at the rear that is surrounded by mature trees for privacy and is a real wildlife sanctuary, perhaps one of the best wildlife gardens in the country in terms of the varieties of species of butterflies, moths, bats, birds and dragonflies to name but a few of the species that reside here! Along with extensive off street parking via a courtyard and garage - offering a multitude of potential uses such as anyone looking to run a home business or paddock land etc. The property itself has been updated throughout and comprises: hallway, WC, spacious central living room with log burner, fitted kitchen, contemporary wet room, three double bedrooms, external utility room and a two storey conservatory opening out onto the rear patio. Offered to the market with the benefit of no onward chain. Properties of this type with land are in short supply with demand always being high so we recommend an early viewing to avoid disappointment.







**Hallway**

A composite front entrance door opens into the hallway with a radiator and access to the WC.

**WC**

WC with basin, radiator and uPVC window.

**Open Plan Lounge 28'6" x 19'8" (8.70 x 6.00)**

Central multi-purpose living room providing plenty of living space and with feature tall windows to both ends offering lots of natural lighting, along with French doors to the rear conservatory. With loft access, two radiators, a deep built-in storage cupboard and a log burning stove set on a tiled hearth.

**Kitchen 11'9" x 11'3" (3.60 x 3.45)**

White fitted kitchen units with black worktops, fitted with an electric oven with gas hob and extraction hood, stainless steel sink and drainer, wall mounted gas combi-boiler, space for a vertical fridge freezer, radiator, two uPVC windows and vinyl flooring.

**Shower Room 9'2" x 8'0" (2.80 x 2.45)**

Stunning contemporary wet room shower room comprising of a large walk-in shower cubicle with glass screen, rainfall shower head and hand shower, vanity basin with grey unit, WC with concealed cistern, uPVC window, two shower niches with display lights, vanity mirror with light, feature towel radiator and with tiled walls and tiled flooring throughout.

**Bedroom One 10'5" x 11'5" (3.2 x 3.50)**

Double bedroom with radiator and two uPVC windows.

**Bedroom Two 10'5" x 12'3" (3.20 x 3.75)**

Second double bedroom with radiator and uPVC window.

**Bedroom Three 10'5" x 8'2" (3.20 x 2.50)**

Third double bedroom with uPVC window and radiator.

**Two Storey Conservatory 18'4" x 15'8" (5.60 x 4.80)**

Tall conservatory spanning the full height of the property under a pitched roof with two ceiling fans, stone tiled flooring, radiator and with two sets of doors opening to the garden.

**Utility**

Externally accessed utility room with a glazed uPVC door and providing space and plumbing for white goods.

**Garden & Garage**

Occupying a plot of 1.65 acres in total mostly comprising of a grass land at the rear, surrounded by mature trees and providing a real wildlife haven, especially for birds, whilst equally offering plenty of potential uses as more formal gardens or even potential as a paddock if desired. A gated driveway provides shared vehicle access for this property and the neighbouring property, with a second private set of driveway gates that open through to this property, where the driveway leads beside and behind the property onto an extensive hardstanding courtyard, providing off street parking for multiple vehicles and also seating a brick built garage. A paved patio with feature dwarf walls provides a pleasant seating area that wraps around the conservatory and

continues round the to front entrance door. Situated within the garden are a couple of sheds for storage along with a greenhouse and a nature pond that is overlooked by its very own bird hide.

**Important Information**

Parking: off street parking is available with this property via an extensive courtyard.

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.

The neighbouring property has a right of access across the first portion of a driveway via the set of gates to the roadside, they have no access through the second set of gates however that open into this property.

The property has an uplift charge on the land in the event that it is ever redeveloped as building land then the East Riding of Yorkshire Council will be entitled to a shared of the profits of the increase in value.

The property is next to the Easington Gas Terminal.

Given the proximity to the gas terminal we would advise all buyers check with their mortgage lenders about the suitability of obtaining a mortgage on this property prior to viewing as it likely does not

GROUND FLOOR  
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and do not constitute a contract for any particular dimensions. This plan and any other documents only be deemed valid as to their accuracy and quantity as to their quantity or efficiency can be given.  
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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		75	
(69-80) C			
(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.

The property is connected to mains gas and mains drainage.

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.

