



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Cherry Tree House

Offers In The Region Of £419,950

Main Street Patrington Haven HU12 0PT



Superb detached property facing out over open fields and tucked away in a generous plot that is screened by mature evergreens to all sides for added privacy. With four spacious reception rooms, four good size bedrooms (plus boarded loft space), a generous wrap around garden and with off street parking for multiple cars - this property has all the requirements for a perfect family home and must be seen to be appreciated. Finished to a very high standard allowing for a new owner to simply move straight into and with uPVC glazing and gas central heating throughout. The accommodation comprises: reception hall, sitting room, large open plan lounge diner with solid fuel stove, rear conservatory, fitted kitchen with feature lighting, separate utility, ground floor WC and walk-in pantry leading to the integral garage, to the first floor is an open galleried landing with four double bedrooms leading off (plus loft space), a family bathroom and with the main bedroom benefitting from an ensuite and its own private balcony overlooking open fields. Call us today to arrange a viewing of this impressive home!





#### Reception Hall

13'1" x 11'5" (4.00 x 3.50)

A composite front entrance door with external canopy opens through into a spacious hallway with a spindled staircase rising to the first floor landing, laminate flooring and a radiator.

#### Sitting Room

13'5" x 10'7" (4.10 x 3.25)

Front facing reception room currently used as a sitting room with a uPVC bow window, laminate flooring and radiator.

#### Kitchen

13'1" x 16'6" (4.00 x 5.05)

Breakfast kitchen fitted with a range of cream base and wall units with wood effect worktops and a central breakfast bar island unit with integrated wine cooler. With provisions for a gas powered range cooker with extraction hood, ceramic 1.5 bowl sink and drainer with mixer tap, plumbing for a dishwasher and space for an American style fridge freezer. Above the island unit is a feature suspended ceiling with downlights, along with coloured pelmet lighting. With a radiator, laminate flooring rear facing uPVC window and French doors opening to the garden.

#### Utility

7'6" x 11'1" max (2.30 x 3.40 max)

Rear utility room leading on from the kitchen with matching fitted units incorporating a ceramic sink with plumbing for a washing machine and tumble dryer. With laminate flooring, radiator and a uPVC rear entrance door.

#### WC

Ground floor WC with combined basin, radiator and uPVC window.

#### Pantry

6'2" x 10'9" (1.90 x 3.30)

Walk-in pantry with fitted units and with a door leading through to the integral garage.

#### Lounge

20'0" x 11'9" (into bay) (6.10 x 3.60 (into bay))

Spacious living room extending to the front of the property and being open plan to the dining room, centred around a large inglenook fireplace housing a solid fuel stove with an exposed brick surround with rustic wooden mantel piece. With uPVC windows to the front aspect and a radiator.

#### Dining Room

13'1" x 17'8" (4.00 x 5.40)

Rear dining room with two radiators and glazed folding doors opening to the conservatory.

#### Conservatory

15'1" x 11'7" (4.60 x 3.55)

Of uPVC construction under a pitched polycarbonate roof with dwarf wall, radiator, laminate flooring and French doors to the rear garden.

#### Galleried Landing

Central galleried landing looking down over the entrance hall with a uPVC window to the front aspect overlooking open fields, radiator, built-in airing cupboard and loft access.

#### Bedroom One

16'4" x 11'5" (5.00 x 3.50)

Spacious and well appointed bedroom, fitted with a range of furniture including wardrobes and dressing table, with feature lighting, under floor heating and uPVC French doors with automated blinds that opens onto a private balcony.

#### Ensuite

7'6" x 5'2" (2.30 x 1.60)

Steam room shower pod with multi-jet programable shower with music and lighting system. Vanity basin with mirrored cabinet above, WC, tiled walls and wood effect ceramic tiled flooring, towel radiator and rear facing uPVC window.

#### Balcony

With a glass balustrade and artificial grass, this private balcony offers a relaxing space to sit out in and enjoy the views over the open countryside.

#### Bedroom Two

13'5" x 10'7" (4.10 x 3.25)

Front facing double bedroom overlooking fields, with a uPVC window and radiator. Access leads through to the loft space.

#### Loft Space

13'7" x 11'1" (with reduced ceiling height) (4.15 x 3.40 (with reduced ceiling height))

Useable loft space with a radiator, side facing uPVC window and access to eaves storage space.

#### Bedroom Three

13'1" x 9'6" (4.00 x 2.90)

Rear facing bedroom with uPVC window and radiator.

#### Bedroom Four

9'10" x 9'10" (3.00 x 3.00)

Second rear facing bedroom with uPVC window and radiator.

#### Bathroom

8'10" x 8'10" (2.70 x 2.70)

Family bathroom fitted with a corner bath with shower attachment, standalone shower cubicle with electric shower, vanity unit with 'his & hers' basins and a WC with concealed cistern. With tiled walls, a towel radiator and uPVC window.

#### Garden & Garage

11'11" x 11'11" (3.65 x 3.65)

The property occupies a good size plot, screened by mature hedging for added privacy and facing out over the countryside to the front. The property is accessed via wrought iron electric gates which opens onto an extensive gravelled frontage with turning circle, providing off street parking for multiple vehicles along with access to an integral garage with electric door.

A laid to lawn garden wraps around the side and rear of the property where there is a large paved patio are stepping out from the conservatory and kitchen doors, enjoying lots of privacy and providing plenty of space for children to play.

#### BBQ Hut & Bar

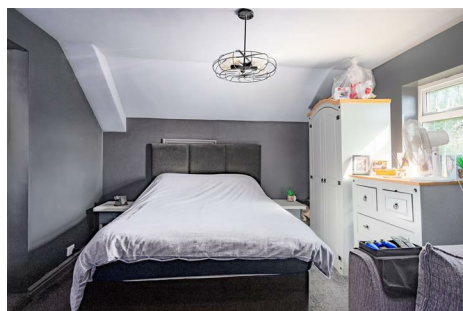
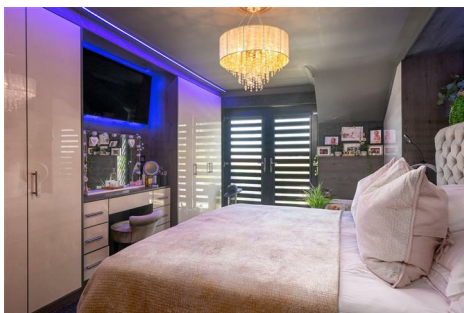
Available via separate negotiations is a standalone BBQ hut with bar seated within the rear garden.

#### 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.

We are informed that the property had remedial works carried out for subsidence by the previous owner prior to our client's purchase of this property in 2016.

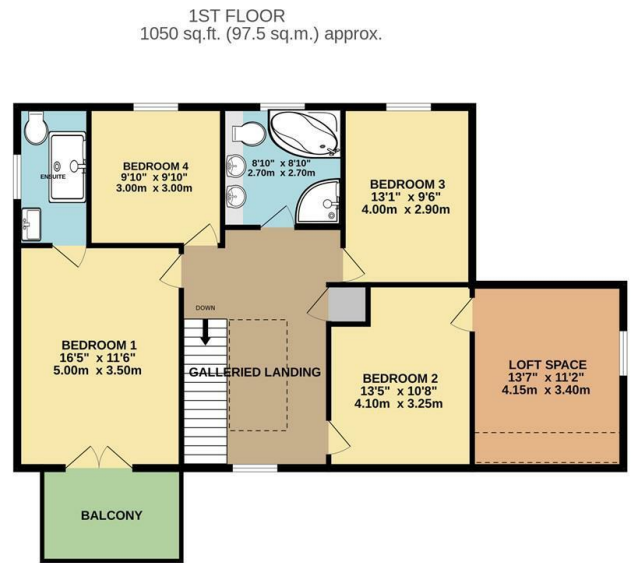




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TOTAL FLOOR AREA : 2492 sq.ft. (231.5 sq.m.) approx.

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 error, omission or mis-statement. 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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Council tax band E.

Mains drainage and mains gas connected.

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 or give any representation or warranty in respect of the property.

