



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 3 Beech Drive

£895 Per Month

Patrington, HU12 0PZ



One of only four properties located on this private estate which faces out over open fields on the edge of this well regarded village, being well presented throughout and offering an ideal opportunity for anyone looking for somewhere that sense of remoteness whilst still being close to amenities. The property briefly comprises: entrance hall, ground floor bedroom/dining room, four piece suite bathroom, lounge with conservatory, kitchen and rear entrance porch, to the first floor are two further bedrooms with one ensuite shower. Externally is a driveway leading to the garage for off street parking and with gardens to the front, side and small section to the rear. Properties in this location rarely come onto the market so we recommend an early viewing to avoid disappointment, contact our office today to arrange this.





**Hallway**

A uPVC door opens into the hallway with a spindled staircase rising to the first floor landing, with a built-in storage cupboard for shoes/coats and with a radiator.

**Lounge 19'8" x 9'10" (6.00 x 3.00)**

Good size living room with a front facing uPVC window, radiator, fireplace housing an electric fire and with sliding patio doors to the conservatory.

**Conservatory 7'10" x 9'2" (2.40 x 2.80)**

UPVC conservatory adjoining the side of the property with laminate flooring and a door to the garden.

**Kitchen 8'6" x 14'1" (2.60 x 4.30)**

Cream fitted kitchen units with complementing worktops over and tiled splash backs, fitted with a high level electric oven, separate electric hob with extraction hood, composite sink, plumbing for a washing machine and space for an under counter fridge. With vinyl flooring, plinth heater, electric wall heater and a timber frame window and timber door to the rear porch.

**Rear Porch 2'7" x 9'0" (0.80 x 2.75)**

A uPVC rear entrance porch gives access into the kitchen from the garden.

**Bathroom 12'1" x 6'2" (3.70 x 1.90)**

Four piece suite bathroom comprising of a tiled sided bath, large shower cubicle with a mains fed shower, WC and pedestal basin. With half height tiled walls, laminate floor tiles, radiator and a timber frame window.

**Dining Room / Bedroom Three 7'8" x 11'7" (2.35 x 3.55)**

Second reception room, currently used as a ground floor bedroom, with a front facing uPVC overlooking fields, radiator and a built-in cupboard.

**Bedroom One 9'6" x 14'1" excluding dormer (2.90 x 4.30 excluding dormer)**

First floor dormer bedroom with a front facing uPVC window overlooking open fields, radiator, built-in cupboard housing the gas combi-boiler and access to the ensuite.

**Ensuite 7'2" x 2'3" (2.20 x 0.70)**

Fitted with a shower cubicle with mains shower, pedestal basin and WC.

**Bedroom Two 9'6" x 9'6" excluding dormer (2.90 x 2.90 excluding dormer)**

First floor dormer bedroom with radiator and uPVC front facing with looking out over fields.

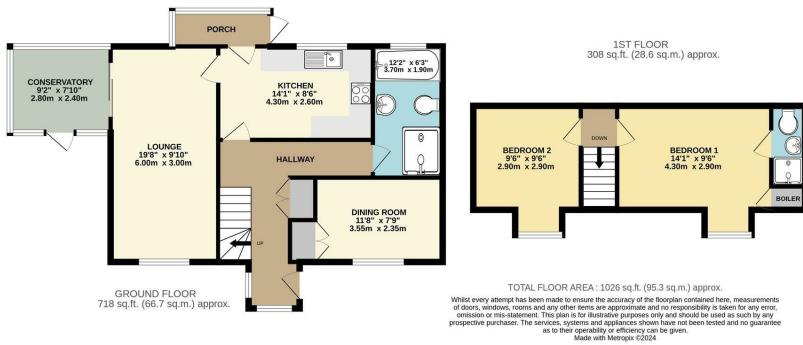
**Garden & Garage**

A hard standing driveway gives access to a brick built garage with up and over door, providing off street parking and useful storage space. A laid to lawn section of garden with decorative hedging and pathway gives access to the front entrance door with a pedestrian gate leading beside the garage through to a small area to the rear providing space for bins etc.

Beside the conservatory is an enclosed area garden, laid to lawn but with a gravelled seating area, fenced to all sides and with a gravelled area to the rear leading around to the garage and giving access to the rear porch.

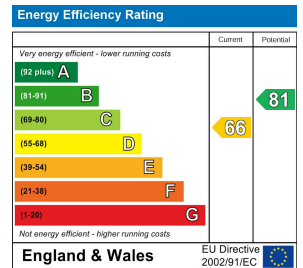
**Agent Note**

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 (ADSL) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. The property is located on a private estate of only 4 properties and as such each property is jointly responsible for the maintenance of the access road etc.



**Energy Efficiency Graph**

**Tenure:**



Council tax band D.

Services include mains gas, electric and drainage connections.

Beech Drive is a small cul de sac on the Eastern edge of the village, located just after the junction between Eastgate and Holmpton Road.

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.

