



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



16 Waudby Garth Road

Offers Over £185,000

Keyingham, HU12 9TN



Very well presented three bedroom semi-detached dormer bungalow, offering a versatile layout with two reception rooms and three bedrooms, this flexible property offers ideal accommodation for those that require a ground floor bedroom and bathroom but also offers plenty of potential as a family home for any buyers looking to put down roots in the village. Having been updated by the current owners to a high standard, this property is now ready for a new owner to move straight into and enjoy. With uPVC glazing and gas central heating in place the accommodation briefly comprises: entrance hall, lounge, dining room with seating area, extended kitchen, ground floor bedroom and shower room, to the first floor are two bedrooms and a bathroom. Eternally is a side driveway for parking, with a rear garage and well kept gardens to the front and rear.





Hallway

A uPVC door opens into the hallway with laminate flooring and stairs to the first floor landing.

Lounge 13'1" x 10'9" (4.0 x 3.30)

Good size living room with a uPVC window to the front aspect, radiator and an inglenook fireplace housing a multi-fuel stove.

Dining Room 9'10" x 9'10" & 4'3" x 8'10" (3.00 x 3.00 & 1.30 x 2.70)

Second reception room or fourth bedroom if required, extended to the rear with a small sitting area with a floor to ceiling uPVC window looking onto the garden, with a built-in wardrobe and radiator.

Shower Room 6'2" x 5'10" (1.90 x 1.80)

Ground floor shower room fitted with a quadrant shower cubicle, pedestal basin and WC, with tiled splash backs, vinyl flooring, panelled ceiling and a uPVC window.

Bedroom Three 10'2" x 9'10" (3.10 x 3.00)

Ground floor double bedroom with a front facing uPVC window and radiator

Kitchen 14'7" x 9'6" (4.45 x 2.90)

Updated cream fitted kitchen with solid wood worktops and patterned tiled splash backs, with a ceramic sink and drainer, chimney alcove housing space for a range cooker, integrated fridge freezer and plumbing for a washing machine. With a built-in storage cupboard, laminate flooring, radiator, uPVC windows to the side and rear and a uPVC door opening to the rear garden.

Landing

Stairs lead onto the landing with a built in cupboard with hang rail.

Bedroom One 10'9" x 20'8" (3.30 x 6.30)

Large double bedroom with uPVC windows to the front and side, fitted wardrobe with access to the eaves storage space behind, further built-in cupboard and a radiator.

Bedroom Two 8'0" x 10'2" (2.45 x 3.10)

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

Bathroom 5'8" x 7'6" (1.75 x 2.30)

Bathroom accessed from the landing and bedroom one, fitted with a panelled bath with shower above, pedestal basin and WC, with a skylight, tiled splash backs, towel radiator and access to the eaves storage space.

Garden

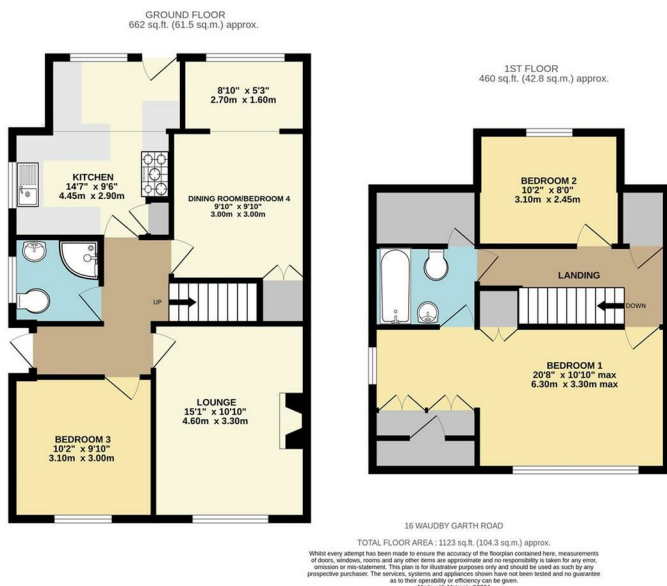
To the front of the property is a laid to lawn garden with a brick paved side driveway providing off street parking with gates opening to the garage at the rear with an up and over door. To the rear is a further laid to lawn garden with planted floral borders and enclosed by fenced boundaries.

Agent Note

Parking: off street parking is available with this property.

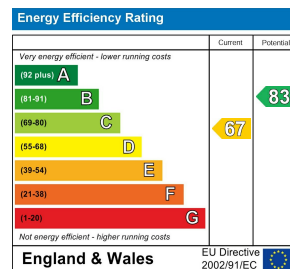
Heating & Hot Water: both are provided by a gas fired boiler.

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



Council tax band B.

The property is connected to mains drainage and mains 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.