



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Flagstaff House Main Street

£335,000

Welwick, HU12 0RY



DETACHED FOUR BEDROOM FARMHOUSE SET IN 0.5 ACRES!

This period property has undergone a comprehensive series of renovation works ahead of sale and is offered to the market as a part-finished project ready for a new owner to add the last finishing touches to style the property to their individual taste. Offering an impressive amount of living space, with four bedrooms, three large reception rooms and two bathrooms it would certainly cater to a large family's needs. With uPVC glazing and gas central heating in place the property comprises: entrance hall, lounge, dining room, kitchen (not fitted out), sitting room (option ground floor fifth bedroom), utility (temporary kitchen), shower room and rear porch, to the first floor is a central landing leading to four good size bedrooms and the bathroom. Externally the property sits in a generous plot of 0.5 acres in total made of up laid to lawn gardens with plenty of mature trees for privacy, with a driveway for off street parking along with a triple garage.







### Entrance Hall

A composite front entrance door with traditional portico opens to the entrance hallway with stairs rising to the first floor landing.

### Lounge 14'1" x 15'5" (4.30 x 4.70)

Front facing reception room.

### Dining Room 14'1" x 17'2" (4.30 x 5.25)

Second front facing reception room leading through to the kitchen.

### Kitchen Space 25'7" x 9'4" (7.80 x 2.85)

What would be the kitchen for the property (currently a bare room) with a door to the rear garden.

### Sitting Room 11'5" x 15'1" (3.50 x 4.60)

Rear facing reception room providing the option and a ground floor bedroom with nearby shower room.

### Utility 8'0" x 9'8" (2.45 x 2.95)

Currently used as a temporary working kitchen with sink and housing the gas fired boiler.

### Shower Room 8'0" x 5'6" (2.45 x 1.70)

Ground floor shower room with a walk-in mains fed shower, vanity basin and WC.

### Porch 4'3" x 6'6" (1.30 x 2.00)

Rear entrance porch opening out onto the garden.

### Landing

Split level landing providing access to all rooms.

### Bedroom One 16'10" x 13'11" (5.15 x 4.25)

Front facing double bedroom.

### Bedroom Two 14'9" x 15'5" (4.50 x 4.70)

Second front facing double bedroom.

### Bedroom Three 11'9" x 15'5" (3.60 x 4.70)

Rear double bedroom.

### Bedroom Four 11'9" x 6'10" (3.60 x 2.10)

Rear double bedroom.

### Bathroom 8'6" x 8'6" (2.60 x 2.60)

White three piece bathroom suite comprising of a bath, pedestal basin and WC.

### Triple Garage & Garden

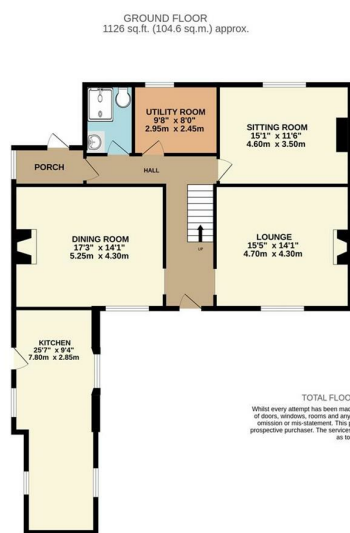
A side driveway provides off street parking for multiple cars and gives access to a block of three garages. The property sits in a total plot of .5 acres of garden that is mostly made up of laid to lawn areas with mature shrubs and tall trees providing plenty of privacy.

### 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.



TOTAL FLOOR AREA : 2002 sq.ft. (186.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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## Energy Efficiency Graph

**tenure: Freehold**

| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) <b>A</b>                          |  |                         |                                                                                       |
| (81-91) <b>B</b>                            |  |                         | <b>83</b>                                                                             |
| (69-80) <b>C</b>                            |  | <b>72</b>               |                                                                                       |
| (55-68) <b>D</b>                            |  |                         |                                                                                       |
| (39-54) <b>E</b>                            |  |                         |                                                                                       |
| (21-38) <b>F</b>                            |  |                         |                                                                                       |
| (1-20) <b>G</b>                             |  |                         |                                                                                       |
| Not energy efficient - higher running costs |  |                         |                                                                                       |
| <b>England &amp; Wales</b>                  |  |                         |                                                                                       |
|                                             |  | EU Directive 2002/91/EC |  |

Council tax band E.

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.

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