



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



24 Pilmar Lane

£259,950

Roos, HU12 0HN



VERY WELL PRESENTED SEMI-DETACHED HOUSE WITH LOFT ROOMS & LARGE GARDEN!

This very spacious semi-detached property is located with a small cul-de-sac within walking distance of the village school in this highly sought after village, providing plenty of living space along with a large garden to match, making this home the ideal choice for a family looking to move to the village. Having been comprehensively updated by the current owners to a very high standard of finish, including a new high spec fitted kitchen, new bathroom & en-suite and a multitude of small touches from oak doors to smart switches that make this stunning home one that really must be seen to be fully appreciated. The accommodation briefly comprises hallway, lounge, modern kitchen diner with bi-fold doors onto the garden, fitted utility with WC, two first floor bedrooms, with a contemporary en-suite shower room and a family bathroom, a fixed staircase leads to two loft rooms. To the front of the property is a private driveway providing off street parking for multiple cars and at the rear is a brick built garage continuing onto a deceptively large enclosed garden, laid to lawn and with a paved patio area running across the width of the property.





Entrance Hall

A uPVC front entrance door opens into the hallway with a uPVC window to the side aspect, stairs rising to the first floor landing with spindled balustrade, laminate flooring and a column radiator.

Lounge 11'1" plus bay x 13'5" (3.40 plus bay x 4.10)

Spacious lounge with a uPVC bay window to the front aspect, radiator, fireplace with a granite hearth, wooden mantel and open grate fire.

Kitchen Diner 11'5" x 20'0" (3.50 x 6.10)

Modern kitchen across the rear of the property with two tone grey worktops to the base and walls with contrasting tiled splash backs, a black 1.5 bowl sink and drainer with mixer tap, space for a range cooker with extraction hood and black glass splash backs, space for a wine cooler and plumbing for a dishwasher and an recessed alcove providing space for an American style fridge freezer. With ceiling spot lights and accent lighting to include plinth, pelmet and cornice lighting. Laminate flooring, vertical column radiator, rear facing uPVC window and bi-fold doors creating an open plan layout to the rear patio area.

Utility Room/WC 9'10" x 10'4" (3.00 x 3.15)

Fitted utility room with matching units to the kitchen including a tall larder cupboard providing space for shoes/coats etc, with plumbing for a washing machine and dryer, black sink and drainer with mixer tap, vertical grey column radiator, laminate flooring,

front facing uPVC window and door to the rear garden. The ground floor WC is accessed from the utility and includes a WC with concealed cistern, slimline basin, laminate flooring, towel radiator and uPVC window.

Landing

Stairs rise from the ground floor with a spindled balustrade and continue up to the second floor loft conversion. With a column radiator and a uPVC window to the side aspect.

Bedroom One 13'1" x 11'7" (4.00 x 3.55)

Rear facing en-suite double bedroom with a uPVC window overlooking the garden, column radiator and fitted wardrobe.

En-Suite 5'10" x 6'10" (1.80 x 2.10)

Modern shower room comprising of a large shower cubicle with dual mixer shower, concealed cistern WC, vanity basin with lit mirror above, tiled splash backs and wet wall panelling, wood effect flooring and a towel radiator.

Bedroom Two 10'7" x 11'7" (3.25 x 3.55)

Second double bedroom with a uPVC bay window to the front aspect with window seat and a column radiator.

Bathroom 9'0" x 8'2" (2.75 x 2.50)

Well presented family bathroom comprising of a bath with dual mixer shower and glass screen, basin and concealed cistern WC set in a blue vanity unit with matching storage cabinet and lit mirror above, marble effect wet wall panelling, wood effect flooring, towel radiator and uPVC window.

Second Floor Landing

Stairs rise from the first floor with a hand rail, velux window and access to eaves storage space.**Please note that his loft conversion does not have the benefit of building regulation approval and as such we cannot describe them as bedrooms**

Loft Space One 14'1" x 8'6" (4.30 x 2.60)

With a vaulted ceiling with Velux window and a radiator.

Loft Space Two 8'2" x 10'2" (2.50 x 3.10)

Wall mounted gas combi-boiler, radiator and fitted storage.

Garden

To the front of the property is a hard standing double driveway providing plenty of off street parking.

To the rear of the property is a deceptively large garden, fully enclosed by fenced boundaries and laid to lawn but with an Indian stone patio area that run across the rear of the house, with planted borders, external lighting and twin storage sheds.

Garage

Large brick garage under a pitched roof, with vehicular doors to the driveway and a personal door and window to the side. With power and lighting laid on.

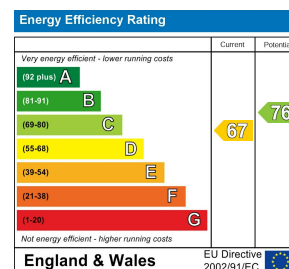
Agent Note

Parking: off street parking is available with this property.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.

Council tax band B.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.