



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 Westfield Close

Offers Around £199,000

Easington, HU12 0SZ



Very well presented three bedroom dormer bungalow, situated at the end of this small cu-de-sac set within the well regarded rural village of Easington, with views from the first floor rear bedroom window that stretch out towards the Humber, having been well maintained by the current owner this property provides a great opportunity for any buyer looking for a ready to move into home that must be seen to be appreciated. With uPVC glazing and gas central heating throughout the accommodation comprises: hallway, ground floor bedroom, lounge, WC with utility space and with an open plan fitted kitchen diner across the rear with integrated appliances and bi-fold doors to the garden, to the first floor are two double bedroom, both with fitted wardrobes and a modern first floor shower room. Externally are well kept gardens to the front and rear with a variety of well established plants, along with a garage and side driveway for off street parking.





Hallway

A uPVC side entrance door opens into a central hallway with vinyl flooring and a radiator.

Lounge 17'10" x 10'9" (5.45 x 3.30)

Spacious living room with a uPVC window to the front aspect, radiator and fireplace with electric fire.

Bedroom Three 8'2" x 9'2" (2.50 x 2.80)

Ground floor bedroom, currently used as a dining room, with a front facing uPVC window and radiator.

Utility/WC 8'0" x 5'2" (2.45 x 1.60)

Originally a ground floor bathroom that has been converted into a multi-purpose space, fitted with a WC and basin set in a vanity unit and with units to one wall that have space/plumbing for a washing machine and dryer. With vinyl flooring, tiled walls, towel radiator and two uPVC windows.

Kitchen Diner 11'9" x 20'6" (3.60 x 6.25)

Open plan room across the rear of the property with a uPVC window and a set of bi-fold doors with single internal opening security lock that leads out onto the rear garden. With the kitchen having been fitted with contemporary grey gloss units housing a range of features

including pull out corner units and larder drawers, integrated dishwasher and fridge freezer, high level electric double oven and microwave, electric hob with modern extraction hood, black 1.5 bowl sink a drainer with mixer tap and a breakfast bar. With a dining space with ceiling fan and a modern oak staircase with glass balustrade leading to the first floor landing with useful storage below.

Bedroom One 10'5" x 14'9" inc wardrobes (3.20 x 4.50 inc wardrobes)

First floor double bedroom with fitted wardrobes to one wall providing useful storage space along with matching bedroom furniture including a corner dressing table with mirror lights, with a uPVC window to the front aspect and radiator.

Bedroom Two 7'6" x 14'11" excl wardrobes (2.30 x 4.55 excl wardrobes)

Second double bedroom with a built-in bed frame with storage space below and matching bedroom furniture, built-in wardrobes to one wall, radiator and a rear facing uPVC window that offers views stretching out towards the Humber.

Shower Room 14'3" x 5'2" (4.35 x 1.60)

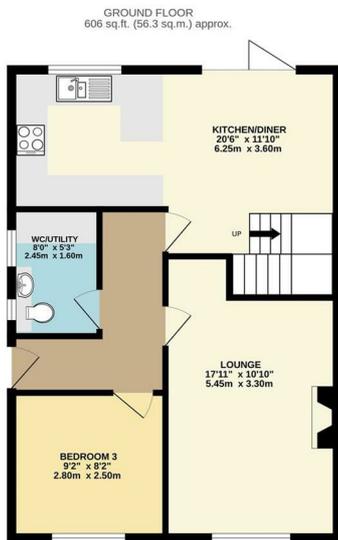
Modern fitted shower room comprising of a large walk-in shower cubicle with dual shower, WC and basin, tiled walls, tiled effect laminate flooring, towel radiator, uPVC window and a built-in cupboard housing a gas combi-boiler.

Garden & Garage

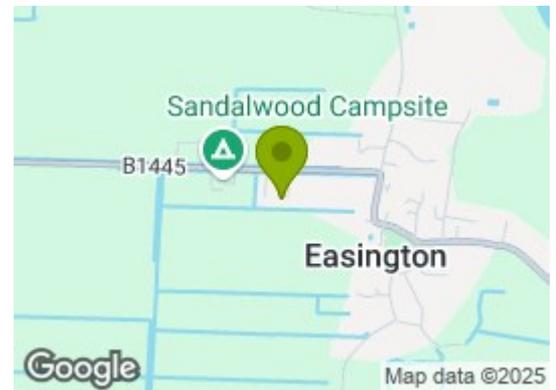
To the front of the property is a laid to lawn garden, with well established planted borders with a range of mature plants, a private driveway (recently resurfaced and with drainage) leads beside the property and provides off street parking for multiple cars, along with access to a garage at the rear. A gate opens through into a private and fully enclosed garden at the rear, also laid to lawn with paved areas and 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.



TOTAL FLOOR AREA: 1022 sq.ft. (95.0 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 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. Made with Metropack i2025



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Current	Potential
65	84
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

Council tax band B.

The property is connected to mains gas and mains drainage.

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.

