



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Coveham House Dalton Lane

Asking Price £495,000

Halsham HU12 0DG



Rarely available in this highly desirable location is this individually designed four bedroom detached house, built by the current owners to their own specification back in 1989, it is now time for this superb property to pass on to a new owner to enjoy all the benefits this large family home has to offer. Situated in a large plot with views stretching out over fields to the rear, landscaped front and rear gardens and lots of off street parking available via the driveway, integral double garage and further garage/workshop at the rear that offers potential for conversion (subject to consents). With its Tudor façade and original mahogany windows this beautiful property has plenty of kerb appeal that is matched inside by tasteful décor and an immaculate finish. With the accommodation comprising: entrance hall, through lounge, rear sun room, formal dining room, fitted kitchen diner, utility, ground floor WC and integral garage, to the first floor is a spacious central landing, four bedrooms, en-suite to bedroom one and a family bathroom. This exceptional home simply must be seen to be fully appreciated, contact our office today to arrange a viewing.







#### Entrance Hall

11'1" x 9'10" (3.40 x 3.00)

A hardwood door with glazed side panels opens to the entrance hall with a radiator and a feature spindled staircase rising and turning onto the first floor landing with wooden balustrade.

#### Lounge

21'9" x 12'5" (6.65 x 3.80)

Spacious living room with a front facing window and glazed double doors creating an open plan layout to the rear sun room, with a radiator and a central inglenook fireplace housing a large multi-fuel stove.

#### Sun Room

11'9" x 11'3" (3.60 x 3.45)

An original room with a pitched roof with ceiling fan, laminate flooring, radiator and with windows and a glazed door overlooking the rear garden.

#### Dining Room

9'10" x 9'10" (3.00 x 3.00)

Formal dining room with a rear facing window and radiator.

#### Kitchen Diner

21'3" x 9'10" (6.50 x 3.00)

Well appointed kitchen fitted with a range of wooden fronted units with tiled splash backs and granite worktops, integrated dishwasher, ceramic 1.5 bowl sink and drainer with mixer tap, space for a double fridge freezer and with a chimney breast effect cooker housing providing space for a range cooker with extraction fan. With tiled flooring throughout, front and rear facing windows, radiator and ample space for a table and chairs.

#### Utility

6'0" x 9'8" (1.85 x 2.95)

With matching units to the kitchen housing a Belfast sink with mixer tap and space for a washing machine and dryer. With a window and glazed door out to the rear garden, radiator and tiled flooring. Access leads through to the WC and garage.

#### Ground Floor WC

6'0" x 5'6" (1.85 x 1.70)

With a close coupled WC and pedestal basin, with tiled flooring, heritage style towel radiator and a rear facing window.

#### Integral Double Garage

17'0" x 15'8" (5.20 x 4.80)

With an electric roller garage door, power and lighting laid on and housing the boiler.

#### Landing

11'1" x 13'1" (3.40 x 4.00)

Galleried landing with doors leading off to all first floor rooms, with a radiator and front facing window.

#### Bedroom One

12'3" x 12'1" (3.75 x 3.70)

With a bank of fitted wardrobes to one wall, radiator, access to the en-suite and with a rear facing window providing views out over the garden and open fields beyond.

#### Ensuite

4'5" x 9'2" (1.35 x 2.80)

Modern fitted shower room comprising of a large walk-in mains fed shower cubicle with external shower switch, wall hung basin and close coupled WC. With tiled walls, vinyl flooring and towel radiator.

#### Bedroom Two

12'11" x 8'8" (3.95 x 2.65)

Rear facing bedroom with radiator.

#### Bedroom Three

8'10" x 12'5" (2.70 x 3.80)

Front facing bedroom with radiator.

#### Bedroom Four

8'0" x 9'10" (2.45 x 3.00)

Front facing bedroom with radiator.

#### Bathroom

9'10" x 10'11" (3.00 x 3.35)

Four piece bathroom suite comprising of a quadrant shower cubicle, roll top bath with mixer shower tap, pedestal basin and close coupled WC. With tiled splash walls, vinyl flooring, heritage style towel radiator, two windows, loft access and a built-in airing cupboard housing the hot water tank.

#### Garden

The property is set in a generous plot with landscaped gardens to the front and rear, set back from the roadside via laid to lawn garden with planted borders and a gravelled driveway leading to the garage and continuing beside the property to the rear workshop, providing plenty of off street parking.

A gate opens through to a large garden at the rear, West facing to enjoy the sun all afternoon and screened by mature hedges for privacy, with a paved patio area stepping out from the sun room, this leads onto a laid to lawn section of garden with a path leading to the workshop and a slate roofed bandstand for alfresco dining. Behind the workshop is a further paved patio

area under a pergola and a plumb slate rockery with water feature. At the end of the garden are three raised vegetable plots, a recently erected shed (18ft x 9ft) with power, external water feed and a screened area housing the oil tank.

#### Workshop

28'6" x 20'8" (8.70 x 6.30)

Detached rear workshop, double skinned and providing potential for conversion to living space if desired (subject to consents), fitted out as a workshop with a number of workbenches, car lift, security door and an up and over door to the driveway. With power laid on and a solid fuel pot belly stove for heating.

#### Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by an oil fired boiler and hot water tank.

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.

Council tax band F.

Drainage is by way of a septic tank with the grey water discharging to a private soakaway in the garden.



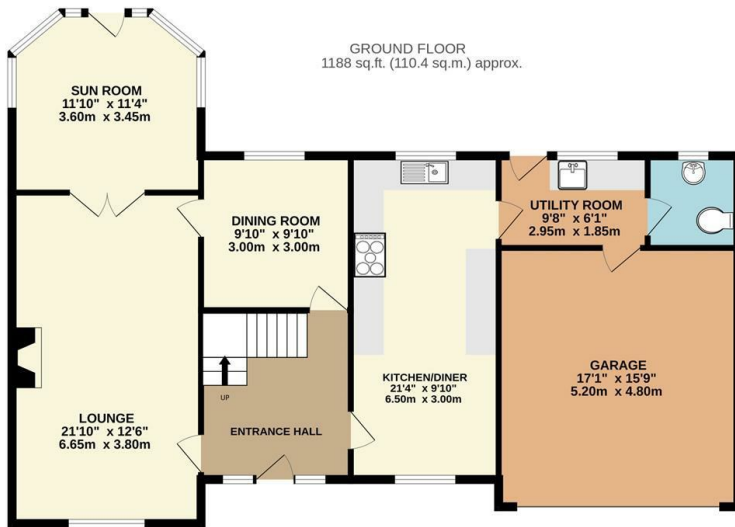




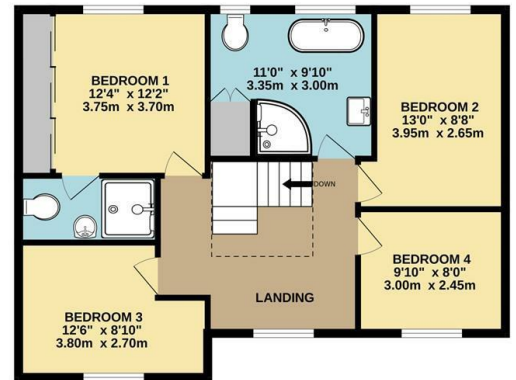
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1ST FLOOR  
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 1909 sq.ft. (177.3 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 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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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