



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



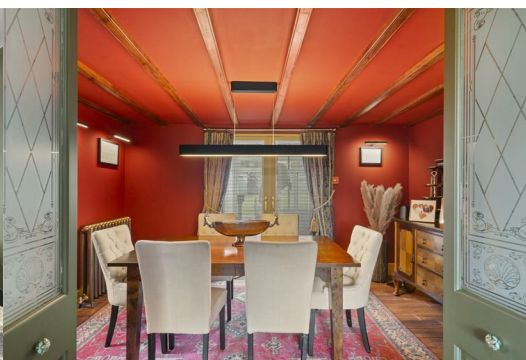
Jasmine Cottage Station Road

Keyingham, HU12 9SZ

Offers In The Region Of
£235,000



This three bedroom cottage is a deceptive hidden gem, tucked away in the centre of the village and having been stripped back and tastefully updated throughout to a high standard of finish that is a credit to the current owners, this stunning home simply oozes taste and sophistication, and has been crafted with a range of well thought out and premium fixtures and fittings that complement the age and style of property and really must be seen to be fully appreciated. Set in a good size plot with a West facing rear garden that is screened by mature trees for privacy, with a gated rear driveway and double garage offering parking for multiple cars. With uPVC glazing (including Georgian style windows with monkey tail handles) and gas central heating in place the accommodation comprises: entrance lobby, lounge with stove, open plan dining room, rear conservatory, utility room, ground floor WC and kitchen, to the first floor are three double bedroom and a luxurious family bathroom. This three bedroom cottage really does want for nothing and is ready for a new owner to simply move straight into and enjoy, contact our office today to arrange an appointment to view.





Entrance Lobby

A composite front door opens to an internal entrance lobby with stairs leading to the first floor with runners and decorative wall panelling. Access continues through to the lounge.

Lounge 12'7" x 13'11" (3.85 x 4.25)

Good size living room with glazed partition doors creating an open plan layout to the dining room, with an inglenook fireplace housing a multi-fuel stove set on a tiled hearth with matching tiled surround, built-in alcove cupboards and display shelving with lights, vertical column radiator, wood effect tiled flooring and a front facing uPVC window.

Dining Room 9'10" x 13'7" (3.00 x 4.15)

Second reception room providing a formal dining space, with a side facing uPVC window, feature ceiling beams, wood effect tiled flooring, freestanding column radiator and French doors to the conservatory.

Conservatory 9'6" x 9'2" (2.90 x 2.80)

Of uPVC construction with floor to ceiling windows facing the garden, tiled flooring and a door to the rear.

Hallway 12'11" x 4'9" (3.95 x 1.45)

With a uPVC door with glazed side panels opening to the rear garden, tiled flooring, radiator, feature wall panelling and under-stairs-storage cupboard.

Kitchen 11'1" x 10'5" (3.40 x 3.20)

Traditional fitted kitchen with white base and wall units with stone effect worktops and checker tiled splash backs, housing a 1.5 bowl sink and drainer with mixer tap, high level electric double oven, gas hob with extraction hood, plumbing for a dishwasher and space for an under counter fridge. With two uPVC windows, tiled effect vinyl flooring and a radiator.

Utility Room/WC 7'6" x 8'6" (2.30 x 2.60)

Housing space/plumbing for a washing machine, dryer and other white goods, with tiled flooring, radiator and housing the gas fired combi-boiler. Also incorporating a ground floor WC with integral basin and feature wall/floor tiling.

Landing

Stairs rise and split onto the landing with a rear facing uPVC window, decorative wall panelling, loft hatch and a vertical radiator.

Bedroom One 12'11" x 14'1" (3.95 x 4.30)

Double bedroom with a traditional cast iron fireplace and built-in wardrobes to the alcoves, over-stairs cupboard, column radiator, solid wood flooring and a front facing uPVC window.

Bedroom Two 9'10" x 13'9" (3.00 x 4.20)

Rear facing double bedroom with uPVC window, solid wood flooring and a radiator.

Bedroom Three 11'1" x 10'5" (3.40 x 3.20)

Third double bedroom with uPVC windows to the side and rear, solid wood flooring and a column radiator.

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

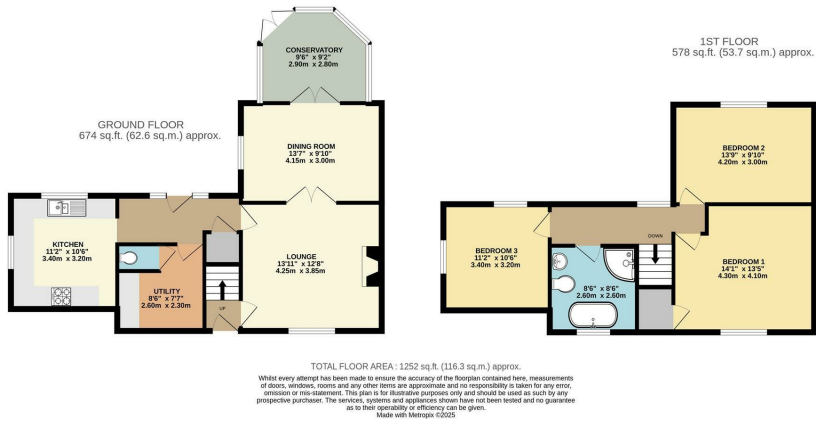
Stylish family bathroom fitted with a luxurious four piece bathroom suite comprising of a quadrant shower cubicle with dual mixer shower, pedestal basin, WC and a statement piece polished nickel double ended freestanding bath with mixer shower. With a traditional towel radiator, Karndean LVT flooring and uPVC window.

Garden & Garage

Electric double gates open at the rear onto a brick paved driveway providing off street parking and giving access to a pre-fab double garage with twin sets of up and over doors and power laid on. This continues onto a laid to lawn rear garden that wraps beside the property and is enclosed and screened by mature hedging and trees to provide privacy and security. West facing the catch the afternoon sun, with a decked seating area and two small external storage sheds.

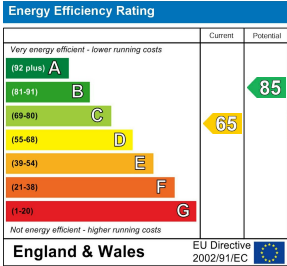
Agent Note

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 C.

The property is connected to mains gas and mains drainage.

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