



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



14 Ivy Meadow

£349,999

Burton Pidsea, HU12 9BF



Nestled in the charming cul-de-sac of Ivy Meadow, Burton Pidsea, and offered to the market with no onward chain, this exquisite detached bungalow presents an exceptional opportunity for those seeking a refined living experience. Boasting four bedrooms, this home has been flawlessly extended and reconfigured, ensuring that no detail has been overlooked in its design.

As you step inside, you will be greeted by a pristine interior that radiates elegance and sophistication. The heart of this remarkable property is undoubtedly the stunning 28-foot combined kitchen and dining room, fitted with a full range of integrated appliances creating a space that is truly a dream for both cooking and entertaining. Every element of this area has been meticulously crafted, creating an inviting atmosphere that is perfect for family gatherings or intimate dinners.

The bungalow's layout has been thoughtfully designed to maximise both comfort and functionality, making it an ideal choice for families or those requiring accommodation all on one level without compromising on space. The seamless flow between the living spaces enhances the sense of openness, while large windows allow natural light to flood in, further elevating the home's appeal.

With its impeccable condition both inside and out, with a beautifully landscaped garden at the rear, west facing to catch the sun all afternoon, and with a private driveway and garage providing off street parking to the front. The tasteful finishes and attention to detail throughout leave a lasting impression, with premium fixtures from oak internal doors to contemporary column radiators, ensuring that you will feel a sense of luxury and elegance at every turn, arrange a viewing today to see all this property has to offer.





Entrance Hall & Cloakroom

A composite entrance door leads into the hallway with a built-in storage cupboard and access to the loft via a pull down loft ladder. A guest WC leads from the hallway and houses a close coupled WC and vanity basin.

Lounge 23'2" x 14'6" (7.07 x 4.42)

Spacious central living room with an inset remote controlled gas fire with slate effect tiled alcoves and with glazed double doors providing an open plan layout to the kitchen diner.

Kitchen Diner 31'5" x 9'6" (9.58 x 2.92)

Rear extension under a lantern roof with French doors and windows facing out on to the garden and flooding the room with natural lighting, with an open plan layout and being the focal point of the home. Fitted with contemporary grey kitchen units with a range of quality integrated appliances including twin ovens, microwave oven, coffee machine, dishwasher, larder fridge freezer and with a ceramic hob set on the breakfast bar peninsula with feature retractable Faber extraction hood above.

Utility 8'5" x 7'4" (2.59 x 2.25)

Housing a sink and drainer, plumbing for white goods and the gas fired boiler for the property.

Bathroom 10'0" x 6'7" (3.05 x 2.02)

Well appointed bathroom suite comprising of a tiled sided bath with mixer shower, separate shower cubicle with dual mixer shower, close coupled WC and basin. With tiled flooring and fully tiled walls with mosaic feature tiles.

Bedroom One 24'5" x 10'2" (7.46 x 3.10)

Double bedroom with dressing room space and fitted wardrobes.

Bedroom Two 12'5" x 10'0" (3.81 x 3.07)

Second double bedroom with fitted wardrobes and plantation style window shutters.

Bedroom Three 12'5" x 9'3" (3.81 x 2.84)

Single bedroom with fitted wardrobes and plantation style window shutters.

Bedroom Four 8'5" x 7'4" (2.59 x 2.26)

With plantation style window shutters and offering the ideal space for a home office if desired.

Garden & Garage

A gravelled frontage provides off street parking and access to an integral garage via an electric garage door, with power and lighting laid on along with dedicated loft storage space. A pathway provides access to the front entrance door and continues beside the property where a gate opens through to the rear.

At the rear of the property is beautifully landscaped West facing garden, mostly paved with Indian Sandstone for ease of maintenance, with gravelled borders, modern raised planters and bench seating area and a secluded gazebo. This mature garden is a real sun trap and is enclosed and screened by fenced boundaries to all sides for added 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. Council tax band D. The property is connected to mains drainage and mains gas.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(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		

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