



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Beechcroft Keyingham Road

Offers Over £339,995

Ottringham, HU12 0AL



Rarely available to the market is this detached house, one of only three of this style situated within this small village. Chain free, this spacious home presents an exceptional opportunity for families seeking to move up the property ladder, boasting four generously sized bedrooms and two reception rooms to provide ample living space throughout. The family bathroom is particularly impressive, featuring both a bath and a separate shower, ensuring convenience for all family members.

One of the standout features of this property is the very large rear garden, which has been beautifully landscaped with a variety of mature perennial plants that will provide colour and enjoyment year on year. This secluded and peaceful outdoor space offers a perfect retreat to relax and unwind, offering a safe space for children to play and perfect for hosting summer gatherings with friends and family.

Upon entering, you will find an open plan lounge and dining room, as well as a rear conservatory, perfect for both relaxation and entertaining. The high standard of finish throughout the home is evident, creating a warm and welcoming atmosphere that is perfect for any buyer looking for a home that is ready to move straight into.

Additionally, the property benefits from off-street parking for multiple vehicles, complemented by a double garage, providing ample space for storage or additional parking needs.

This home is a true gem, making it an ideal choice for those looking to settle in a family-friendly environment. With its spacious layout, high-quality finishes, and stunning garden, this property is sure to attract considerable interest. Do not miss the chance to make this delightful house your new home.







The property is set back from the roadside via a gated driveway which provides plenty of off street parking for multiple cars, access continues beside the property through to a double garage with up and over door and power laid on. At the rear is a beautifully landscaped garden, deceptive in size and screened by mature trees and evergreens, with a gravelled seating area stepping out from the conservatory which leads onto a laid to lawn section of garden with planted borders, a planted archway leads through to a secluded section at the bottom of the garden with a paved patio area under a Pergola, enclosed by fenced boundaries to all sides.

A columned portico with uPVC door opens into the hallway, with the ground floor WC leading from this, stairs rise to the first floor landing with space below for shoes, access continues into a fitted kitchen with a stable door to the rear garden, an open plan lounge diner, with

multi-fuel stove, runs from front to rear and provides plenty of living space for relaxing and dining, with French doors opening to a rear conservatory extension looking out over the garden. A central landing provides access to four good sized bedrooms and a contemporary bathroom with four piece bathroom suite.

**Hallway 12'11" x 9'2" (3.95 x 2.80)**

**Cloakroom 5'2" x 3'9" (1.60 x 1.15)**

**Lounge 12'11" x 13'9" (3.95 x 4.20)**

**Diner 11'11" x 10'9" (3.65 x 3.30)**

**Conservatory 12'9" x 11'11" (3.90 x 3.65)**

**Kitchen 11'11" x 11'9" (3.65 x 3.60)**

**Landing**

**Bathroom 8'10" x 10'9" (2.70 x 3.30)**

**Bedroom One 11'11" x 10'9" (3.65 x 3.30)**

**Bedroom Two 8'4" x 11'11" (2.55 x 3.65)**

**Bedroom Three 9'2" x 11'11" (2.80 x 3.65)**

**Bedroom Four 7'0" x 9'0" (2.15 x 2.75)**

**Garage**

**Garden**

**Agent Note**

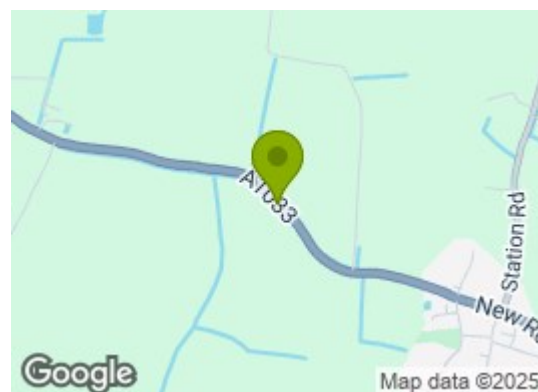
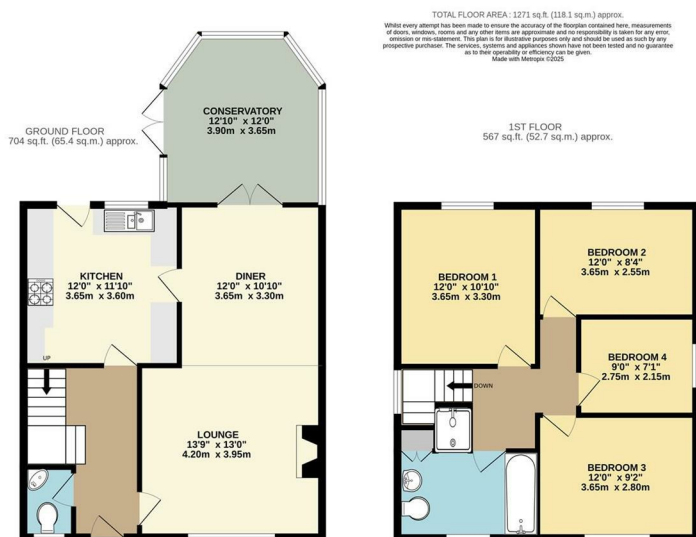
Parking: off street parking is available with this property.

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 ta band D.

The property is connected to mains drainage and mains gas services.



## Energy Efficiency Graph

**Tenure: Freehold**

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

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.

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