



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 The Brambles

Easington, HU12 0SR

Offers In The Region Of
£225,000



Situated in a small cul-de-sac of only a handful of properties is this modern four-bedroom detached house that offers a delightful blend of style, comfort and modern convenience. Upon entering, you will be greeted by a tastefully decorated interior that exudes a warm and inviting atmosphere throughout. The property boasts a spacious living room, perfect for both relaxation and entertaining guests.

The well-appointed kitchen and dining area provide an ideal space for family meals and gatherings and the separate utility room is a must have for modern life. With four generously sized bedrooms, this home is perfect for a growing family or those just seeking extra space. With the main bedroom benefitting from an en-suite bathroom and a lovely Juliet balcony that overlooks the garden and provides plenty of natural light.

Outside, you will find an enclosed rear garden, perfect for enjoying the outdoors in privacy, along with a garage for storage and a private driveway providing off-street parking for two vehicles to add to the practicality of this home, making it an excellent choice for those with multiple cars.

Being away from the main road on this small development, this property offers a peaceful retreat for any buyer looking to relocate to this coastal village, with many nature walks nearby that make this home a real treat for dog walkers or those looking to explore the coastline & nature reserves. Don't miss the chance to make this beautiful house your new home.





The property is accessed via a side driveway providing off street parking and giving access to a brick built detached garage, a gate opens through to an enclosed garden to the rear, which is mostly laid to lawn with a covered patio area adjoining the rear of the house. Upon entering you are greeted by an entrance hallway with ground floor WC, access leads through to a spacious front to rear living room with French doors onto the garden, and continuing from the hallway is a kitchen diner, with modern gloss units and with a second set of French doors to the rear. A separate utility room completes the ground floor and has an external door to the driveway. Stairs rise to the first floor landing with a contemporary black painted balustrade, with access leading to a family bathroom and four good size bedrooms, most with fitted storage and with bedroom one benefitting from an en-suite shower and a rear facing Juliet balcony.

Entrance Hall & WC 10'9" x 14'1" (3.30 x 4.30)

Lounge 16'10" x 12'1" (5.15 x 3.70)

Kitchen Diner 10'9" x 21'7" (3.30 x 6.60)

Utility 5'6" x 7'2" (1.70 x 2.20)

Landing

Bedroom One 12'5" x 13'5" (3.80 x 4.10)

En-Suite 5'6" x 7'2" (1.70 x 2.20)

Bedroom Two 8'8" x 12'1" (2.65 x 3.70)

Bedroom Three 7'10" x 12'1" (2.40 x 3.70)

Bedroom Four 8'10" x 8'2" (2.70 x 2.50)

Bathroom 9'8" x 6'10" (2.95 x 2.10)

Garden

Garage

Agent Note

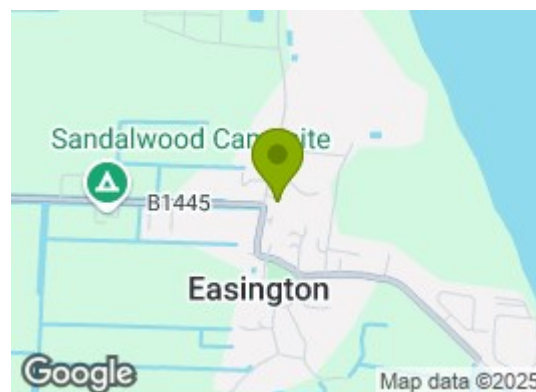
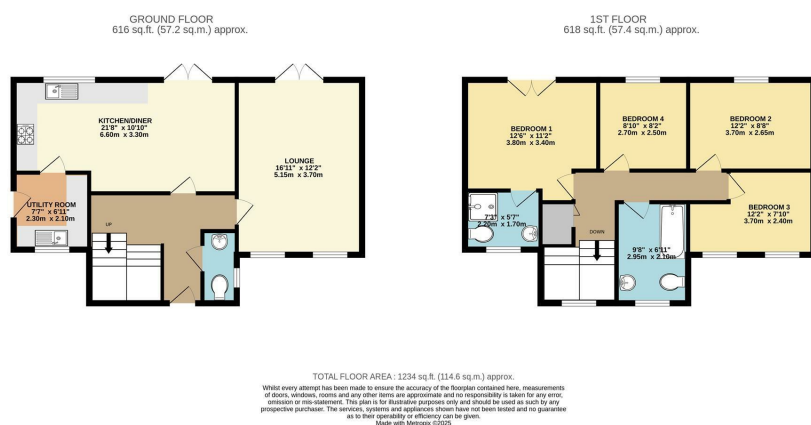
Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. 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 gas and mains drainage.



Energy Efficiency Graph

tenure: Freehold

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		

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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