



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



**29 Greenshaw Lane**

**£435,000**

Pattrington, HU12 0RL



This exquisite detached house offers a perfect opportunity for a large family looking to put down roots in this highly sought after village, with five spacious bedrooms and an abundance of living space, this property is ideal for families seeking comfort and style.

Upon entering, you will be greeted by a welcoming atmosphere that flows seamlessly through the open-plan kitchen diner and living room at the rear of the house, this is the real heart of this home and a great space that can be used throughout the day, from sociable meal times to relaxing in front of the fire.

Having been meticulously extended and re-designed by the current owners, the high standard of finish throughout the home is evident, with each room having been thoughtfully designed to maximise space and comfort, making it a delightful place to call home.

For those with vehicles, the property boasts parking for multiple cars, along with a garage, ensuring convenience and security. Externally is a mature garden, enclosed and private, with various seating areas, a storage building and your very own bar - perfect for hosting summer garden parties.

This remarkable property is not just a house; it is a place where family memories can be made. If you are looking for a truly spacious family home in a picturesque setting, this residence is not to be missed.







The property is set back from the roadside via a long gravelled frontage providing off street parking for multiple cars and access to the garage, with a feature Monkey Puzzle and mature front hedging. A gated pathway leads beside the property through into a good size garden to the rear, fully enclosed by fenced boundaries for privacy. Being mostly laid to lawn with a variety of well established evergreen shrubs, block paved patio areas under canopied pergolas along with an bandstand style seating area provide spaces to sit out in all weathers. Set within the garden are two brick built outbuildings, providing useful storage space, with one converted into a home bar for entertaining.

You enter the property via a canopied front entrance door which leads into the hallway with stairs to the first floor landing and space below for shoes/coats, a ground floor WC and laundry room lead on from this and a door leads through into a very spacious living room with log burner. The rear of the property has been extended with an open plan layout comprising of a fitted kitchen with dresser unit and built-in appliances, formal dining area with contemporary wall panelling and a living area looking out over the rear garden with a log burner. Access leads from the dining area to the integral garage with electric roller

door and a utility room with further WC leads on from the day room.

A central landing area gives access to five first floor double bedrooms, with two en-suites (bedrooms one & three sharing a Jack n Jill shower room) and a family bathroom.

#### Entrance Hall

WC 5'6" x 3'7" (1.70 x 1.10)

Laundry Room 5'6" x 4'5" (1.70 x 1.35)

Lounge 23'7" x 13'1" (7.20 x 4.00)

Kitchen 11'9" x 14'5" (3.60 x 4.40)

Dining Room 17'6" x 12'9" (5.35 x 3.90)

Day Room 11'11" x 29'6" (3.65 x 9.00)

Utility & WC 9'0" x 10'7" (2.75 x 3.25)

Garage 19'8" x 13'1" (6.00 x 4.00)

#### Landing

Bedroom One 18'8" x 12'9" (5.70 x 3.90)

En-Suite 6'6" x 7'4" (2.00 x 2.25)

Bedroom Two 15'3" x 9'6" (4.65 x 2.90)

En-Suite 7'10" x 2'11" (2.40 x 0.90)

Bedroom Three 11'9" x 12'9" (3.60 x 3.90)

Bedroom Four 8'6" x 13'11" (2.60 x 4.25)

Bedroom Five 8'2" x 13'1" (2.50 x 4.00)

Bathroom 5'6" x 10'9" (1.70 x 3.30)

#### Garden

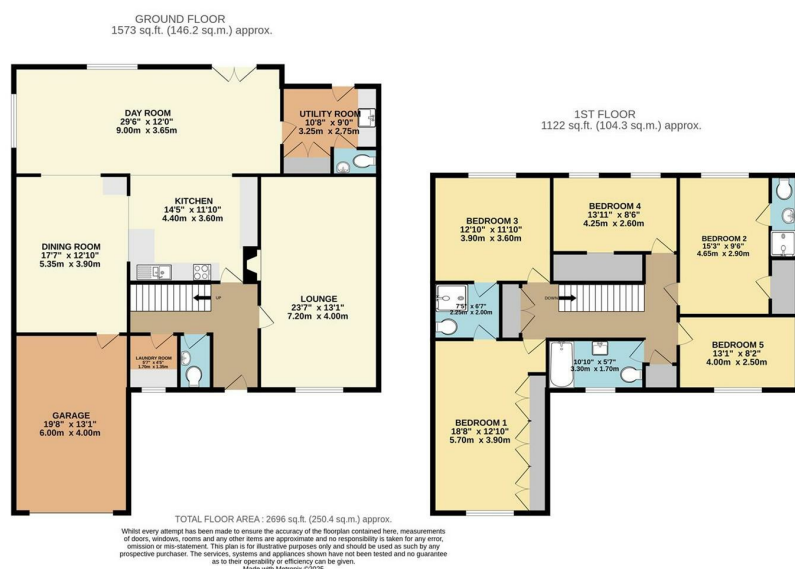
#### Agent Note

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.

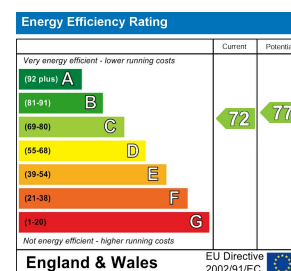
Council tax band C.

Services include mains gas, electric and drainage connections.



## Energy Efficiency Graph

tenure: Freehold



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