



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 3 Churchill Rise

£215,995

Burstwick, HU12 9HP



Nestled in the popular village of Burstwick, Hull, this modern detached house on Churchill Rise offers a delightful blend of comfort and contemporary living.

As you enter, you are greeted by an inviting open-plan ground floor that seamlessly combines the living room, dining area, and a bright conservatory. The well-designed layout allows for a natural flow between the living areas, making it a perfect setting for family gatherings or hosting friends. The space is enhanced by a log-burning stove, creating a warm and cosy atmosphere to enjoy quiet evenings at home. The modern finish throughout the house ensures that it is ready for you to move straight in without the need for any renovations.

In addition to the generous living space, the house features a garage and parking via a driveway, with the rear garden providing an enclosed private space to sit out and relax in.

With its modern features and spacious layout, this property is a wonderful opportunity for anyone looking to settle in this popular village that is within a short commute to Hull & the coast. Don't miss the chance to make this lovely house your new home.





A gravelled frontage & driveway provides off street parking for multiple cars, access continues beside the property to a brick built side garage with up and over door. A gate leads through to a fully enclosed garden to the rear, with a paved seating area and low maintenance lawn. A canopied front entrance door opens to the lobby with stairs leading to the first floor landing, access leads through to an open plan lounge diner with further open plan rear conservatory, providing a free flowing ground floor layout. A door opens into a well appointed kitchen with a side entrance door to the driveway.

To the first floor are three bedrooms, with fitted wardrobes and dressing table to bedroom one and with a modern family bathroom with shower over the bath.

#### Entrance Lobby

Lounge 13'1" x 11'7" (4.00 x 3.55)

Dining Room 11'9" x 7'6" (3.60 x 2.30)

Conservatory 9'2" x 7'10" (2.80 x 2.40)

Kitchen 11'9" x 7'0" (3.60 x 2.15)

#### Landing

Bedroom One 9'2" x 14'9" inc wardrobe (2.80 x 4.50 inc wardrobe)

Bedroom Two 9'6" x 7'10" min (2.90 x 2.40 min)

Bedroom Three 9'6" x 6'6" max (2.90 x 2.00 max)

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

#### Garage

#### Garden

#### Agent Note

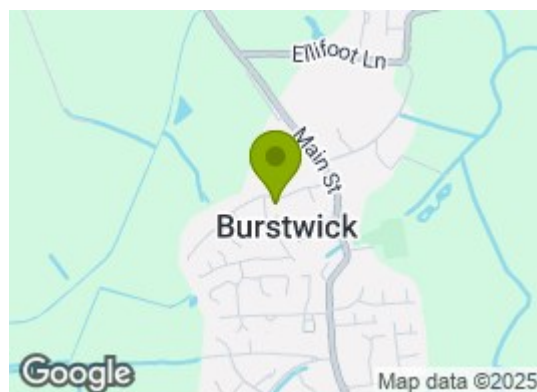
Parking: off street parking is available with this property.

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

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

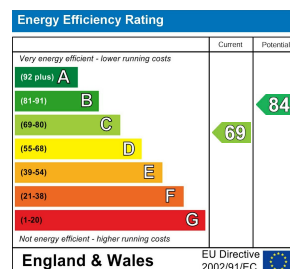
Council tax band C.

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



### Energy Efficiency Graph

Tenure: Freehold



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