



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Butts Cottage Main Road

£325,000

Burton Pidsea, HU12 9AX



Beautifully presented and backing onto open fields for added privacy, this detached home offers exceptional quality and versatile living in a highly desirable village setting.

Finished to an excellent standard throughout, the property has been tastefully styled and is ready to move straight into – making it an ideal choice for families looking to put down roots. A rear ground floor extension adds valuable additional living space, enhancing the home's flexibility for modern family life. Externally, the property benefits from off-street parking via a side driveway and a garage providing further parking or useful storage.

The accommodation is currently arranged with two first-floor bedrooms and a further ground floor bedroom, together with a luxurious family bathroom complete with a stylish four-piece suite. The kitchen is a real highlight – beautifully appointed with contemporary grey units, integrated appliances, and a central breakfast bar, creating a perfect hub for both everyday living and entertaining.

To the rear, the garden is laid to lawn and enjoys uninterrupted views across open fields, offering a wonderful sense of peace and privacy. Designed with seating and BBQ areas, it provides the perfect setting for outdoor relaxation and family gatherings.

This is a home of real distinction that must be viewed to be fully appreciated.





The property is approached via a gravelled driveway, providing ample off-street parking and access to a rear brick-built garage. Mature planting in the front garden offers privacy from the roadside, while a pathway leads beside the house to the rear garden, laid to lawn with elevated seating areas and a charming wooden summerhouse – perfect for outdoor entertaining.

A side entrance door opens into a welcoming hallway, where a spindled staircase rises to the first floor. From here, access leads to a ground floor double bedroom and a luxurious family bathroom, complete with both a bath and separate shower cubicle.

To the front of the home, the lounge is a cosy retreat, centred around a feature log-burning stove. At the heart of the house lies the well-appointed kitchen, fitted with stylish grey units, wooden worktops, and integrated appliances including a double oven, dishwasher, and wine cooler. A breakfast bar adds both function and sociability.

Extending to the rear, a spacious open-plan dining/day room forms part of the ground floor extension, with French doors opening directly to the garden and creating a versatile living space filled with natural light.

Upstairs, the central landing provides a convenient WC and built-in storage, and leads to two further bedrooms, one front-facing with a walk-in cupboard and the other enjoying views over fields to the rear.

Entrance Hall 11'9" x 11'9" (3.60 x 3.60)

Lounge 15'5" x 11'11" (4.70 x 3.65)

Kitchen Diner 19'0" x 9'10" (5.80 x 3.00)

Bathroom 9'10" x 7'10" max (3.00 x 2.40 max)

Bedroom Three 11'3" x 11'11" (3.45 x 3.65)

Dining/Day Room 24'7" x 17'10" (7.50 x 5.45)

Landing

WC 5'10" x 3'9" (1.80 x 1.15)

Bedroom One 11'5" x 10'11" (3.50 x 3.35)

Bedroom Two 15'8" x 10'11" (4.80 x 3.35)

Garden

Garage

Agent Note

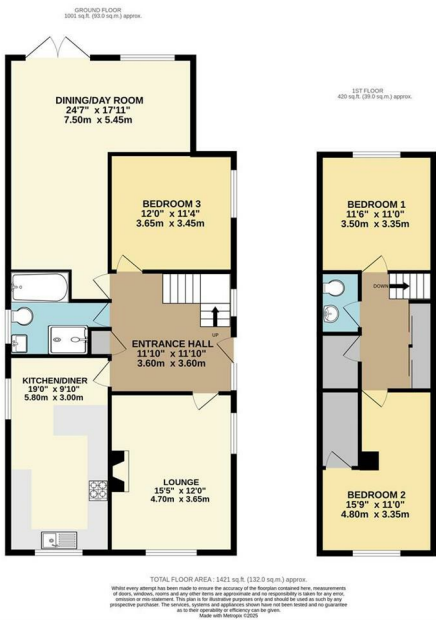
Parking: off street parking is available with this property.

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

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

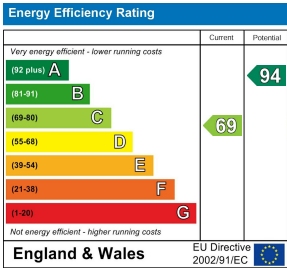
Council tax band D.

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



Energy Efficiency Graph

Tenure: Freehold



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.

