



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



38 Elm Avenue

Burstwick, HU12 9HX

Guide Price £180,000



GUIDE PRICE £180,000 - £190,000

This charming semi-detached house offers a perfect blend of comfort and style, benefitting from a desirable open plan layout that is ideal for modern living and socialising amongst family and friends. One of the highlights of this property is the well kept south-facing garden, complete with a tiki bar - perfect for hosting summer gatherings or enjoying a refreshing drink on a sunny day. Additionally, the property adjoins a village green space so is not overlooked from the rear, providing additional privacy. Finished to a high standard throughout with a modern grey gloss kitchen and contemporary bathroom, this property is the ideal choice for any buyer looking to raise a family or just relocate to this well regarded village. With uPVC glazing and gas central heating the accommodation comprises: entrance hall, open plan lounge and kitchen diner, to the first floor are three good size bedrooms and a family bathroom, outside is a driveway for parking and a landscaped garden at the rear that catches the sun all day. This extemporary property must be seen to be fully appreciated, contact our office today to arrange a viewing and see all that this home has to offer.





Entrance Hall

A wooden front entrance door opens into the property with stairs rising to the first floor landing with a window to the side aspect and laminate flooring.

Lounge 13'5" x 11'7" (4.10 x 3.55)

Open plan living room leading onto the kitchen diner with a uPVC box bay window to the front aspect, radiator, laminate flooring and an inglenook fireplace housing an electric stove set on a tiled hearth.

Kitchen Diner 9'6" x 17'10" (2.90 x 5.45)

Contemporary grey gloss fitted kitchen with solid wood worktops and tiled splash backs, a composite 1.5 bowl sink and drainer with mixer tap, provisions for a range cooker with extraction hood, plumbing for a washing machine and space for an up right fridge freezer. Radiator, laminate flooring, uPVC side entrance door, rear facing uPVC window and patio doors opening onto the rear garden.

Landing

Stairs rise onto the landing with loft access, a side facing window and a built-in cupboard which houses the hot water cylinder.

Bedroom One 10'0" x 11'1" excluding w/r (3.05 x 3.40 excluding w/r)

Double bedroom with a bank of fitted wardrobes with mirrored doors, a rear facing uPVC window and radiator.

Bedroom Two 10'5" x 9'6" (3.20 x 2.90)

Second double bedroom with a front facing uPVC window and radiator.

Bedroom Three 7'2" x 8'2" (2.20 x 2.50)

Good size third bedroom with a uPVC window to the front aspect, radiator and a built-in cupboard.

Bathroom 6'6" x 6'6" (2.00 x 2.00)

Tiled bathroom fitted with a white suite comprising of a shower bath with dual shower and glass screen, pedestal basin and WC. With a uPVC window to the rear aspect, towel radiator and laminate flooring.

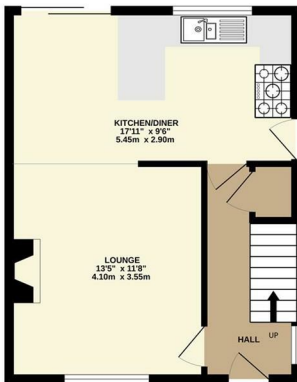
Garden

To the front of the property is a side driveway and further gravelled frontage providing additional off street parking, a gate opens into an enclosed area stepping out from the kitchen door that seats a wooden shed and offers a secure space for a dog run if required. A further gate opens through into a lovely south facing rear garden, catching the sun all day and landscaped with a paved patio area, lawn and various gravelled seating areas along with a Tiki Bar and a Pergola that offers the ideal space to seat a hot tub. The rear is enclosed by fenced boundaries to all sides and adjoins village green space so as not to be overlooked for added privacy.

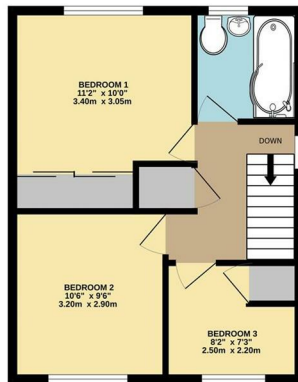
Agent Copy

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.

GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropex C2024



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D			64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band B.

The village of Burstwick is on a regular bus route through to Hull providing good commuter links, it is well regarded with its own golf course and a range of amenities including a convenience store, garage, pub and takeaways along with a village school.

The property is connected to mains gas and mains drainage.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

