



Dennis
CHARTERED SURVEYORS AND ESTATE AGENTS

Siorghlas, Back Lane, Burton Pidsea
Price: £169,500

Siorghlas, Back Lane, Burton Pidsea. HU12 9AN



A WELL PRESENTED DETACHED CHALET BUNGALOW. WITH TWO/THREE BEDROOMS, LOUNGE, DINING KITCHEN, STUDY/CRAFT ROOM, UTILITY, WC AND BATHROOM. TWO GARAGES, WORKSHOP AND AMPLE PARKING FOR SALE WITH NO CHAIN, MUST BE VIEWED, IDEAL FAMILY ACCOMMODATION.

SITUATION: Set in the rural village of Burton Pidsea, with open views to the front and near to the local shop, church and pub restaurants.

DESCRIPTION: A detached chalet bungalow, with south facing gardens which are decked for ease of maintenance and two garages – one double with workshop and one single. Ample parking is provided on the drive and extra hard standing. The property benefits from Gas central heating and UPVC double glazing.

Front entrance door, with glazed side panel into:

HALL: 4.73m x 1.76m at widest

With wood flooring, radiator, ceiling light and staircase to the first floor.

LOUNGE: 3.64m into the alcoves x 4.85m

Having a brick fire place with a decorative oak mantel, slate hearth and inset log burner. Dual aspect with a side bow window and French doors with side window to the front leading onto a decked garden area. Wood flooring, two radiators, ceiling fan light, picture rail and wall lights.

BEDROOM 3/SITTING ROOM: 3.65m x 3.53m

With a front window, radiator, picture rail and ceiling light.

DINING KITCHEN: 3.00m x 5.74m

Fitted with an extensive range of wall and base units and matching cupboards, granite work surfaces and a Belfast sink with mixer taps. Integrated Range cooker with two electric ovens, a six ring gas hob and extractor over. Beamed ceiling and two ceiling lights. Windows to the rear and side and a rear access door.

STUDY/CRAFT ROOM: 3.00m x 3.53m

With a wood floor, radiator, picture rail and ceiling light. Arch to:

UTILITY ROOM: 1.84m x 2.36m

Fitted with wall and base units and a contrasting work surface. Plumbing for an automatic washing machine and venting for a tumble drier. Radiator, ceiling light, rear window and door to Garage.

CLOAKROOM/WC: 2.03m x .90m

With decorative cladding to walls, WC, wash basin set in a vanity unit, wood flooring, rear window, radiator and ceiling light.

FIRST FLOOR

LANDING: 1.45m x 3.75m

With radiator, ceiling and wall lights, cupboard for storage within the eaves and part restricted ceiling height.

BEDROOM 1: 3.72m x 3.54m

With a side window, four ceiling lights, radiator, part restricted ceiling height and square arch to:

WALK IN WARDROBE: 2.25m x .80m

With hanging rails, ceiling light and part restricted ceiling height.

BEDROOM 2: 3.71m x 2.95m

Side window, radiator, ceiling light and part restricted ceiling height.

BATHROOM: 2.25m x 1.87m

Fitted with a larger than average panelled bath, pedestal wash basin, WC and larger than average square shower cubicle. Part tiled and with spot lighting, tiled flooring and a front window.

OUTSIDE:

The front garden is decked and pebbled for ease of maintenance. The boundary hedging makes the garden very private; there is a raised pond area with filter system and water feature, an attractive summer house with power and lighting, a greenhouse and a stepping stone path to the front door. To the rear is a path and fenced boundary. There are two garages, the first a double garage which has access from the house and has a work shop area to the rear. There is power and lighting and an electric roller door to the front. The second is a single garage with power and lighting and an electric roller door to the front. There is ample parking provided by the driveway and further hardstanding.

COUNCIL TAX: Band D (confirmation from VOA website)

VIEWING: By appointments, please, through John P. Dennis & Son Ltd, 01482 897129

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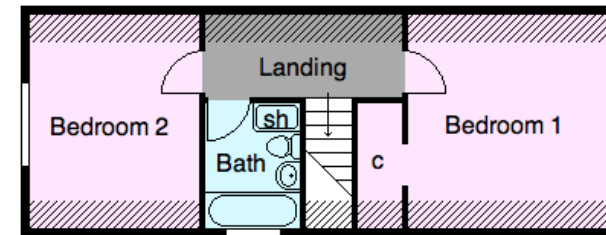
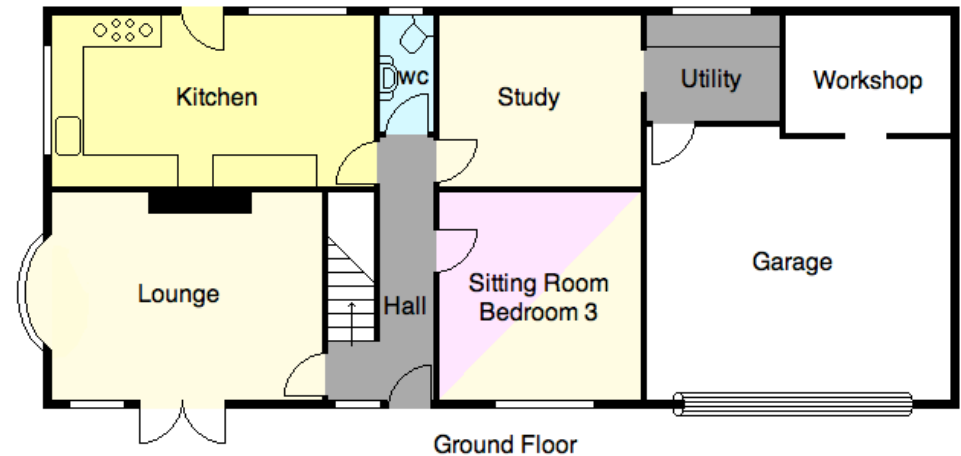
N.B. Measurements are approximate and have been taken using a digital electronic device, which should not be relied upon for such matters as carpet fitting. Any plans provided are for room identification only. Prospective purchasers are recommended to check all measurements for themselves.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	59
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Restricted ceiling height
First Floor
Room Identification Plan
Not to Scale

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