



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Bramble Lodge Humber Lane

£325,000

Welwick Hull, HU12 0SA



An individually designed four bedroom detached home, constructed in the early 2000's and having had just one owner from new, now offered to the market with vacant possession and no chain involved.

Ideally suited to family living, this well maintained and well presented property offers a generous amount of space throughout, including an open plan lounge and dining room along with a rear conservatory extension, creating a versatile and sociable layout perfect for both everyday living and entertaining.

Set on a generous plot, the property benefits from a gated frontage with driveway and integral garage, while to the rear is a large west facing garden, fully enclosed and enjoying a sunny aspect with patio area and mature planting, backing onto open fields for added privacy.

The kitchen is well equipped with integrated appliances, complemented by a separate utility room and ground floor WC, adding practicality for modern family life.

Situated on a small lane within a rural village location, this is a rare opportunity to acquire a spacious, individual home that is ready for a new owner to make their own.





A walled frontage with five bar gate opens onto a gravelled driveway, providing off street parking and access to the integral garage with up and over door.

Gated side access leads through to the rear garden, which is generous in size and west facing, enjoying the afternoon sun. A paved patio area sits directly off the conservatory, with the remainder laid to lawn and bordered by mature planting and fenced boundaries, backing onto open fields for a private, not overlooked setting.

Entering the home, a welcoming entrance hall provides access to the ground floor WC and staircase to the first floor.

The living room is a bright and spacious front facing room with a bay window and central fireplace, with double doors opening into the dining room, creating an open plan feel. The dining room in turn provides access to both the kitchen and French doors into the conservatory, which overlooks the rear garden.

The kitchen is fitted with a range of units, incorporating an eye level double oven, separate hob, integrated fridge freezer and dishwasher, with access through to a separate

utility room. From here there is a door to the rear garden and internal access into the garage.

To the first floor, a central landing leads to four well proportioned bedrooms, with the principal bedroom benefiting from an ensuite shower room, while the family bathroom is fitted with a modern suite including a shower bath.

Hallway

WC

Lounge 20'2" x 11'5" (6.17 x 3.50)

Dining Room 11'7" x 9'10" (3.55 x 3.00)

Conservatory 16'0" x 11'0" (4.90 x 3.37)

Kitchen 14'8" x 11'7" (4.48 x 3.55)

Utility Room 11'7" x 5'4" (3.55 x 1.65)

Garage 17'0" x 9'6" (5.20 x 2.90)

Bedroom 1 21'5" x 11'5" (6.55 x 3.48)

Ensuite 8'8" x 5'10" (2.65 x 1.80)

Bedroom 2 15'5" x 10'11" (4.71 x 3.35)

Bedroom 3 12'2" x 9'6" (3.73 x 2.90)

Bedroom 4 8'8" x 7'10" (2.65 x 2.40)

Bathroom 8'8" x 6'6" (2.65 x 2.00)

Agent Note

Parking: off street parking is available with this property via a private driveway for multiple vehicles and garage.

Heating & Hot Water: both are provided by a gas fired boiler. The property is connected to mains gas, drainage is by way of a Klargester Septic Tank.

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 E.



TOTAL FLOOR AREA: 1854 sq ft (172.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of stairs, corridors, doors and any other parts are approximate and not responsible for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Floorplan Studio



Energy Efficiency Graph

Tenure: Freehold

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

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