



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 Kelk Villas

Offers Over £140,000

Welwick, HU12 0SE



A beautifully presented three bedroom end terrace house, situated in the rural village of Welwick and set well back from the roadside overlooking an attractive green space with mature trees. Having undergone a programme of renovation and improvement by the current owners, the property now offers stylish and well planned accommodation that is ready for a new owner to move straight into and enjoy.

Particular attention has been paid to the interior, with a modern fitted kitchen, updated bathroom and tasteful décor throughout creating a home that feels both welcoming and practical. Character features have also been retained, including exposed brick fireplaces and decorative ceiling beams, adding warmth and personality to the accommodation.

The ground floor centres around a kitchen diner running across the rear of the property, creating a sociable layout with direct access to the garden. Complemented by a pleasant lounge to the front, the home offers an excellent balance of living and entertaining space.

To the first floor are two double bedrooms and a well proportioned single bedroom, making the property ideal for a small family, those working from home or buyers simply seeking additional space. The accommodation is completed by a modern bathroom fitted with a bath and shower over.





Set back from the roadside, the property enjoys a pleasant position overlooking a green space with mature trees. An area used by local residents for parking sits nearby, with a pathway crossing the green leading to the property.

To the front, the garden is laid to lawn with mature planting and enclosed by an attractive fence. A gate provides access through to the rear garden, where there is a useful storage area together with a brick built shed. Stepping out from the dining area, a decked seating terrace adjoins the rear of the property and leads down to a paved patio. Beyond this is a substantial lawned garden with a variety of established shrubs, planting and mature trees providing a high degree of privacy and creating a tranquil setting. Towards the far end of the plot is an additional section of garden which is currently undeveloped and offers excellent potential for vegetable beds or further landscaping.

Entering through the front door, the hallway provides access to the ground floor accommodation, with stairs rising to the first floor landing.

A sliding door opens into the lounge, a characterful reception room featuring an exposed brick inglenook

fireplace and decorative ceiling beams.

Leading through from the hallway, the kitchen diner extends across the rear of the property and benefits from patio doors opening onto the garden. The kitchen has been upgraded with a range of white gloss units and complementary worktops, incorporating an electric oven and hob along with space for a dishwasher. A pantry style cupboard provides additional storage, whilst a further built-in cupboard offers space for a washing machine. The dining area enjoys ample room for a family table and features a rustic stove set within an exposed brick chimney breast.

To the first floor, the landing gives access to two double bedrooms and a good size single bedroom. Completing the accommodation is a modern bathroom fitted with a bath, shower over and contemporary tiling.

Lounge 10'11" x 12'8" (3.35 x 3.87)

Dining Room 10'11" x 10'7" (3.35 x 3.25)

Kitchen 10'11" x 7'10" (3.35 x 2.40)

Landing

Bedroom One 11'1" x 9'10" (3.40 x 3.00)

Bedroom Two 10'9" x 10'7" (3.30 x 3.25)

Bedroom Three 8'10" x 7'10" (2.70 x 2.40)

Bathroom 5'6" x 8'0" (1.70 x 2.44)

Garden

Agent Note

Parking: there is no off street parking is available with this property.

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

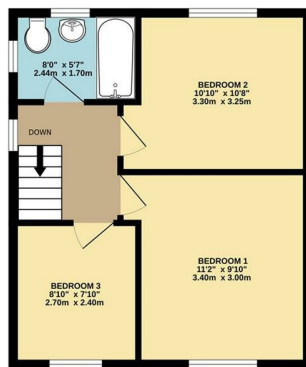
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band A.

GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

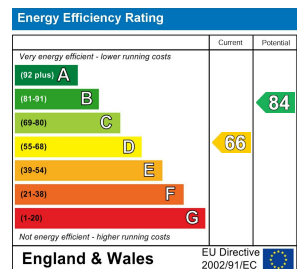


TOTAL FLOOR AREA: 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

tenure: Freehold



Council tax band A.

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