



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 1 Dimlington Road

Asking Price £249,950

Easington, HU12 0TG



Individually designed and occupying a generous L shaped plot extending to both the side and rear, this impressive three bedroom detached home offers a deceptive amount of outdoor space along with excellent off street parking and a high level of presentation throughout.

Situated within a rural coastal village just minutes from the sea, the property perfectly blends countryside tranquillity with coastal living, making it an ideal choice for buyers seeking space, privacy and a relaxed lifestyle.

The ground floor is thoughtfully arranged in a sociable open plan layout, flowing seamlessly between the lounge, dining room and kitchen – ideal for modern living and entertaining. A striking dual sided log burner forms the focal point between the lounge and dining space, creating both warmth and character, while two sets of French doors open out to the garden, allowing natural light to flood the home and enhancing the connection to the outdoor space.

Externally, the plot continues to impress, offering extensive parking via a gravelled driveway accessed through two sets of gates, along with a detached garage currently utilised as a workshop – perfect for hobbyists or those requiring additional storage. The wraparound gardens provide ample space for families, gardening enthusiasts or simply enjoying the peaceful surroundings.

A unique and versatile home in a desirable coastal setting, offering both lifestyle appeal and practicality in equal measure.





The property is approached via two sets of five bar gates which open onto a generous gravelled driveway, providing ample off street parking and access to a large detached brick built garage, currently used as a workshop and ideal for hobbyists or car enthusiasts.

A laid to lawn side garden runs alongside the garage, while a further garden extends to the rear, creating a substantial outdoor space. The rear garden is fully enclosed, making it ideal for children and pets, and features pathways leading to a summerhouse, greenhouse and wood store, offering both practicality and enjoyment of the space.

Entry to the home is via a front entrance lobby, providing a useful space for coats and shoes, and leading through to a convenient ground floor WC.

The property opens into a spacious central dining room, which includes a large built in storage cupboard and French doors opening out to the rear garden. Double doors connect this space to the lounge, creating an open plan layout that can be adapted as required.

The lounge also benefits from French doors to the

garden and shares a dual sided log burner with the dining room, forming a striking focal point and providing warmth throughout the ground floor.

Leading from the dining room is the modern kitchen, fitted with integrated appliances and enjoying views over the rear garden, completing the sociable and functional ground floor layout.

Stairs rise from the dining area to the first floor landing, which provides access to three well proportioned bedrooms along with the family bathroom, completing the accommodation.

#### Porch

**WC 45'4" x 41'1" (140 x 125)**

**Kitchen 10'5" x 8'2" (3.2m x 2.5m)**

**Dining Room 21'7" x 10'9" (6.6m x 3.3m)**

**Lounge 15'5" x 11'5" (4.7m x 3.5m)**

**Bedroom One 15'5" x 11'5" (4.7m x 3.5m)**

**Bedroom Two 11'1" x 9'6" (3.4m x 2.9m)**

**Bedroom Three 9'6" x 8'2" (2.9m x 2.5m)**

**Bathroom 5'6" x 8'2" (1.7m x 2.5m)**

**Garage 18'0" x 15'4" (570 x 470)**

#### Garden

#### AGENT NOTES

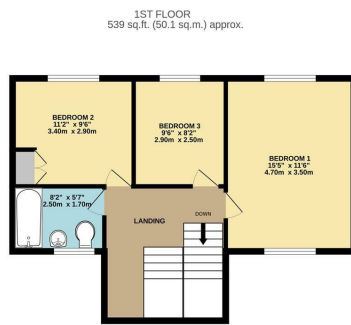
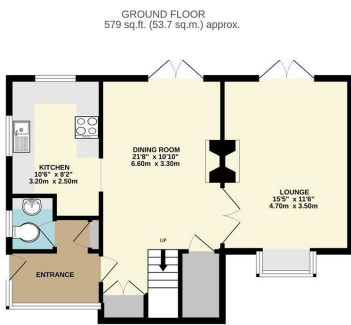
**Parking:** off street parking is available with this property.

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

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

Council tax band C

The property is connected to mains gas and mains drainage.



TOTAL FLOOR AREA - 1117 sq.ft. (103.8 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 errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown 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

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		67	76
		EU Directive 2002/91/EC	

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