





The Hawthorns

North Ferriby, HU14 3LQ

- Four Bedroom Detached Home
- Two Studies
- En-Suite to Master Bedroom
- Lovely Village Location
- Great School Catchment Area
- Two Reception Rooms
- Downstairs WC
- Large Private Driveway
- Easy Access to Motorway for Communiting
- Viewing Highly Recommended



Offers in excess of £400,000







An impressive four bedroom detached family home, occupying a generous plot in the highly sought-after village of North Ferriby. Offering spacious and versatile accommodation throughout, this excellent property provides everything required for modern family living.

The ground floor offers a welcoming entrance hall, a spacious lounge, separate dining room and dedicated study, making this an ideal home for families requiring plenty of living and working space. The kitchen is complemented by a separate utility room, while the conservatory provides a further versatile reception area overlooking the rear garden. Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with an en-suite, together with three further bedrooms and a family bathroom.

Externally, the property continues to impress, with a large driveway providing ample off-road parking and access to the double garage. The garage itself offers excellent storage and parking, while an additional study space has been created within this area, providing yet another useful room for those requiring additional office space. To the rear is a good-sized garden, offering plenty of room for outdoor seating, entertaining and family use.

The property is ideally positioned within the popular and highly regarded village of North Ferriby, making it particularly appealing to families and commuters alike. The village is well known for its excellent school catchment and attractive residential surroundings, whilst providing convenient access to local amenities and everyday facilities. For those travelling further afield, the nearby A63 and M62 provide excellent road connections towards Hull, Beverley, Leeds and beyond.

With its generous accommodation, versatile living spaces, excellent parking provision, substantial double garage and desirable village location, this is a fantastic opportunity to purchase a substantial detached family home in one of the area's most popular locations.

Entrance Hall
A welcoming entrance hall, softly decorated with parquet style flooring, providing access to the principal ground floor rooms, with stairs rising to the first floor.

Lounge
11'7" x 19'9"
The lounge is a generously sized room, with a winows to both ends of the room, allowing natural light to fill the space. There is ample room for furniture and sliding glass doors open into the conservatory, making this an ideal space for both relaxing with family and entertaining guests.

Dining Room
11'11" x 9'10"
Connected to the lounge, the dining room offers a comfortable space for meals and gatherings, with a large window that overlooks the garden. The room enjoys a light and airy feel and is directly accessible to the kitchen, making it practical for everyday dining.

Kitchen
8'7" x 13'0"
The kitchen is well-equipped and thoughtfully laid out with a combination of cream and wood-effect cabinetry paired with dark countertops. Integrated appliances include fridge/freezer, overhead extractor and dishwasher, with tiled flooring for easy maintenance. A breakfast bar provides a cosy spot for casual dining, and the window above the sink offers a pleasant garden view.

Utility
6'3" x 5'9"
The utility room continues the kitchen's practical style with matching cabinetry and work surfaces. It houses laundry appliances with a stainless steel sink and has direct access to the garden, making it a useful space for household tasks.

Conservatory
9'5" x 9'10"
The conservatory provides a bright and versatile additional reception room, with views over the rear garden and plenty of potential for use as a family room, dining space or relaxing sitting area, offering a peaceful spot to enjoy views of the garden and relax in comfort.

Study
9'5" x 9'11"
A dedicated study provides a valuable home-working environment and could equally be utilised as a quiet reading room or additional reception space.

Downstairs W.C.
Conveniently located on the ground floor, with the parquest style flooring coninuting from the hallway, and comprising a wc, hand wash basin, heated towel radiator and a frosted window providing light and privacy.

Bedroom 1
12'10" x 11'11"
A spacious and elegant room decorated with soft tones and equipped with built-in wardrobes offering ample storage. A large window fills the room with natural light, and the room benefits from an en suite bathroom for added privacy and comfort.

En Suite
4'11" x 9'7"
The en suite bathroom is finished with modern, light-coloured tiling and wood-effect flooring. It features a bath with overhead shower, a toilet, a bidet, and a vanity unit with twin sinks, creating a clean and contemporary space.

Bedroom 2
11'9" x 9'11"
A comfortable well-proportioned bedroom with a peaceful garden outlook. It is decorated in soft hues and carpeted for warmth and comfort. There are fittted wardrobes and a vanity unit with a sink unit.

Bedroom 3
12'5" x 10'5"
A spacious bedroom with neutral decor and built in furniture providing a desk, drawers and wardrobes. offering plenty of storage. The room is brightened by a large window facing the front aspect.

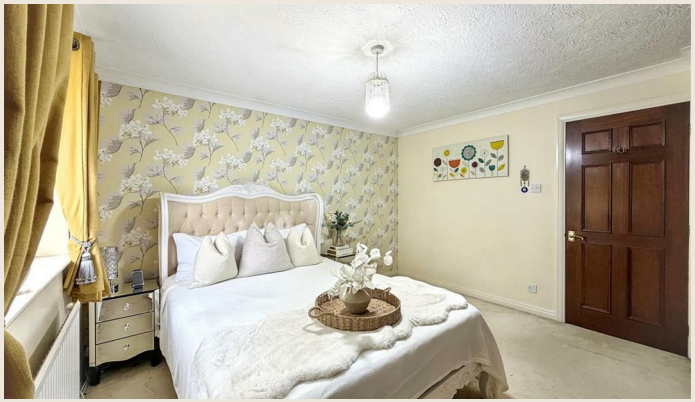
Bedroom 4
8'4" x 6'9"
A good sized bedroom with a cosy feel, carpeted flooring, and fitted wardrobes with mirrored sliding doors. Its window overlooks the front aspect, making it a comfortable and practical space.

Bathroom
6'3" x 6'10"
The family bathroom is finished with light, natural stone-style tiling and wood-effect style flooring. It contains a bath with a shower attachment, a toilet, pedestal hand wash basin and a heated chrome towel radiator. With a frosted window that provides privacy while allowing daylight to enter.

Rear Garden
The rear garden is a generous outdoor space mainly laid to lawn with mature trees and shrubs along the boundaries, providing privacy. A paved patio area extends from the house, ideal for outdoor seating and dining.

Double Garage & Additional Study
The substantial double garage is a fantastic feature of the property, providing secure parking and an excellent amount of additional storage. Within the garage area, there is also a separate study space, offering a particularly useful addition for home working or those requiring an additional dedicated workspace.

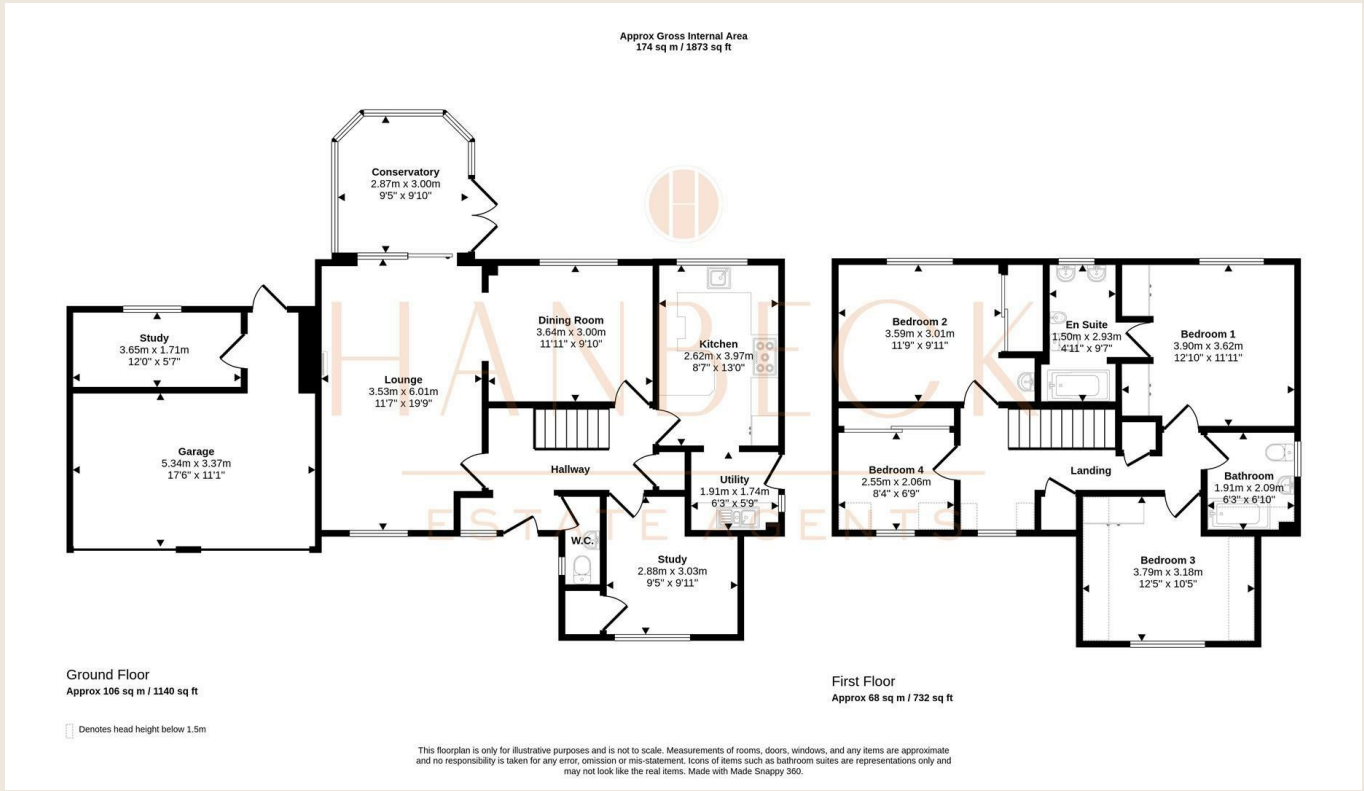
Front External
The front exterior of the property features a substantial block-paved driveway providing off-street parking for multiple vehicles and access to







Local Authority **East Riding of Yorkshire**
Council Tax Band **F**
EPC Rating **C**









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