



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Seymour Road

Keyingham, HU12 9TL

Offers In The Region Of
£225,000



Occupying a generous corner plot, this impressive home is surrounded by wrap-around gardens on three sides, screened by mature evergreens to create a wonderful sense of privacy. A private driveway and rear garage provide ample parking and storage, complementing the landscaped setting.

Beautifully finished to a high specification, the property is ready to move straight into and benefits from a contemporary rear kitchen extension designed with modern family living in mind. The versatile ground floor layout includes a spacious open-plan lounge diner, a well-appointed tiled bathroom with shower over the bath, and an additional room that can serve as a ground floor bedroom, home office, or second reception room to suit individual needs.

Upstairs, double dormer windows to both the front and rear create a light and airy feel, accommodating five generous bedrooms. One of these bedrooms also offers potential to be converted into a first-floor bathroom if required, adding further flexibility for the next owner.

Externally, the gardens are mainly laid to lawn and fully enclosed, offering a safe and secure space for children or pets. With a variety of seating areas positioned to capture the sun at different times of day, the outside space is as practical as it is enjoyable.

An ideal choice for a growing family, this versatile home combines space, privacy, and style in a highly desirable village location.





Vehicle access is gained from Owst Road to the rear, where a private driveway provides space for two cars and leads to a brick-built garage, ideal for additional parking or useful storage. Beyond the garage, an enclosed area features a decked patio and gravelled garden with pot plants, while a gate opens into the wrap-around front and side gardens. These are mainly laid to lawn and screened by tall evergreens, offering excellent privacy and a safe setting, with a pedestrian gate giving access to the roadside.

A recessed storm porch welcomes you into the hallway, where stairs rise to the first-floor landing. To the front, a spacious open-plan L-shaped lounge diner spans the width of the property, centred around a feature fireplace with open grate fire. To the rear, a ground floor bedroom offers versatile use, equally suitable as a guest bedroom, home office, or second reception room.

The kitchen has been stylishly extended and fitted with a sleek range of high-gloss units,

complemented by a central breakfast bar island and space for appliances. Completing the ground floor is a well-appointed bathroom.

To the first floor, the landing gives access to five generous bedrooms, each offering flexible use. One bedroom sits conveniently above the ground floor bathroom and already features a frosted glass window, making it an ideal candidate for conversion into a first-floor bathroom if desired.

Hallway

Lounge Diner 14'11" x 21'1" (4.55 x 6.45)

Bathroom 5'10" x 6'2" (1.80 x 1.90)

Kitchen 16'8" x 10'4" (5.10 x 3.15)

Ground Floor Bedroom/Second Reception 11'11" x 9'10" (3.65 x 3.00)

Landing

Bedroom One 12'1" x 9'10" (3.70 x 3.00)

Bedroom Two 7'10" x 9'10" (2.40 x 3.00)

Bedroom Three 10'2" x 7'10" (3.10 x 2.40)

Bedroom Four/Potential Bathroom 8'10" x 7'6" (2.70 x 2.30)

Bedroom Five 10'5" x 9'0" (3.20 x 2.75)

Garage

Garden

Agent Note

Parking: off street parking is available with this property.

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

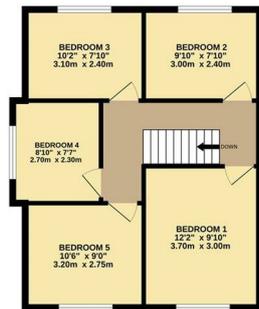
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band C.

The property is connected to mains gas and mains drainage services.

GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.

1ST FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.2 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, contents and any other details are approximate and are not intended to be used for any purpose of valuation or in connection with a contract. They are for guidance only and should be verified by the prospective purchaser. The accuracy of the figures and any other details is not guaranteed and no liability is accepted in this regard.



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		68	74
EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.