



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



2 Hawkins Drive

£314,000

Preston, HU12 8WL



Nestled at the end of the small cul-de-sac of Hawkins Drive, on this former Beal Homes Development situated on the edge of Preston village, is this exquisite detached house, built in 2024, the property has plenty of time left of the remaining NHBC buildings warranty to offer added peace of mind for this low maintenance and energy efficient home. With three spacious double bedrooms, this property is ideal for those seeking extra space and having been updated by the current owners with a host of upgrades, from French window shutters, stone counter tops and premium stone tiling to the bathrooms, the premium finish throughout ensures that it is fully ready for a new owner to move into, relax and enjoy.

One of the standout features of this home is the contemporary kitchen diner, which boasts bi-fold doors that open up to a generous garden, this seamless connection between indoor and outdoor spaces is perfect for hosting gatherings. The kitchen is beautifully equipped with a range of stylish units incorporating high-quality integrated appliances, including a venting hob, making it a delight for any cooking enthusiast, and the separate utility room is a must have for modern family living.

Externally is a fully enclosed laid to lawn garden, providing a secure and great space for children to play in along with having the added benefit of a play park just across the road which makes this home an excellent choice for families with younger children. Off street parking is provided by a two car driveway along with a detached garage for additional storage or secure parking. Don't miss the opportunity to own this stunning property in a sought-after village within a short commute to Hull and the coast.





With the accommodation comprising: entrance hall with ground floor WC, spacious living room with feature inset fire, open plan kitchen diner with bi-fold doors opening out to the garden, with a high quality fitted kitchen with breakfast bar, integrated appliances including a venting hob, slide & hide oven, dishwasher and larder units, with a separate utility housing a larder fridge freezer along with plumbing for white goods. A central landing has two useful storage cupboards and provides access to a stylish family bathroom and three double bedrooms, with an en-suite shower from bedroom one that has just been remodelled with all new feature tiling. Stepping outside is a decorative planted front garden that wraps around to a private two car driveway at the rear with a single garage that has gated access leading into a fully enclosed rear garden, with pillared and walled boundaries, being laid to lawn and with a paved patio area to catch the sun.

Entrance Hall/Cloakroom

Lounge 18'0" x 10'2" (5.50 x 3.10)

Kitchen Diner 18'0" x 10'2" (5.50 x 3.10)

Utility 5'4" x 7'0" (1.65 x 2.15)

Landing

Bedroom One 18'0" x 10'4" (5.50 x 3.15)

En-Suite 5'8" x 7'0" (1.75 x 2.15)

Bedroom Two 10'4" x 10'4" (3.15 x 3.15)

Bedroom Three 7'4" x 10'4" (2.25 x 3.15)

Bathroom 6'6" x 6'10" (2.00 x 2.10)

Garden & Garage

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 & mains drainage services.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any omission or mis-statement. 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 Merge3D CAD



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> 83 93 </div>
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<small>Not energy efficient - higher running costs</small>	
England & Wales EU Directive 2002/91/EC	

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