



4 East Newton Road, Aldbrough, HU11 4RT

Guide Price £325,000





GUIDE PRICE £325,000 TO £350,000

Offering generous accommodation throughout, this property presents an excellent opportunity for buyers looking to update and create a home to their own style. Aldbrough is a well-served coastal village offering a good range of local amenities including a shop, post office, pub, café and primary school, doctors surgery as well as easy access to the coast and surrounding countryside.

The ground floor layout briefly comprises an entrance porch leading into a welcoming hallway, a dining room, a spacious living room, a kitchen, a utility space, a downstairs WC, and a conservatory overlooking the rear garden.

Upstairs there are four well-proportioned bedrooms and a family bathroom, providing plenty of space and flexibility for a range of uses.

Externally, the property sits on a generous plot with ample off-street parking. It benefits from an integral garage, a double garage and an additional wooden garage, offering excellent storage or workshop space. To the rear is a large lawned garden with a patio area — a fantastic south facing outdoor space with plenty of potential.

With its spacious layout, extensive storage options and convenient village setting, this property offers superb potential for anyone looking to make a house their own.

EPC: D

Council Tax: D

Tenure: Freehold

### Entrance Porch

### Entrance Hall

14'7" x 5'6" (4.47 x 1.7)

Entrance door with two front facing windows, Radiator and features tiled floors.

### Cloakroom (WC)

Side facing window, W.C, High flush, Hand wash basin heated towel rail with tiled floors and walls.

### Dining Room

11'11" x 10'0" (3.64 x 3.05)

Carpeted dining room featuring a log burner with wooden fire surround, French doors leading to conservatory and coving to ceiling.

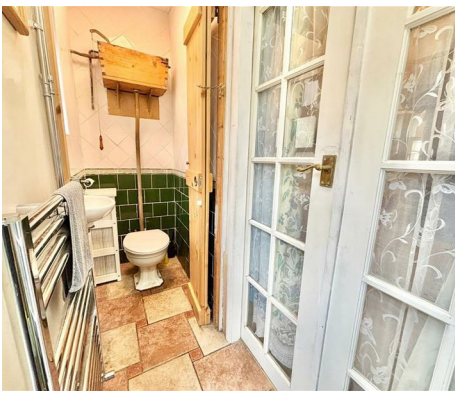
### Lounge

21'10" x 13'3" (6.68 x 4.05)

Carpeted with a rear facing window, French doors to the garden, Wood surround open fireplace, Coving to ceiling and radiator.

### Internal Hall

Open plan to dining room, Stairs leading to first floor, Cupboard, Laminate floor and radiator.







#### Kitchen

14'7" x 9'3" (4.47 x 2.82)

Kitchen featuring two front-facing windows, fitted wall and base units with work surfaces, and a double drainer stainless steel sink. Includes electric and gas cooker points, partly tiled walls, tiled flooring, and space for a washing machine, radiator. Open access to the utility area.

#### Utility

9'4" x 7'1" (2.87 x 2.16)

Includes a front facing window, French doors and radiator. Other features include tiled flooring, Heated towel rail and is partly panelled to the rear hall with a side door. Traditional kitchen maid pulley clothes airer.

#### Conservatory

12'9" x 9'6" (3.91 x 2.92)

French doors to garden, Windows facing the side and rear of the property, Radiator and carpet.

#### First Floor Landing

Featuring a spindle banister

#### Master Bedroom

16'7" x 15'7" (5.06 x 4.75)

Carpeted bedroom with two front facing windows and one window facing the rear of the property, radiator.

#### Bedroom 2

11'11" x 9'10" (3.64 x 3.01)

Carpeted with a rear window, Built in wardrobes and a picture rail, radiator.

#### Bedroom 3

13'3" x 12'9" (4.06 x 3.9)

Carpeted with a rear window, Built in wardrobes and a picture rail, radiator.

#### Bedroom 4

7'7" x 9'4" (2.32 x 2.86)

Carpeted with a front facing window, Built in wardrobes and a picture rail, radiator.

#### Bathroom

6'7" x 6'0" (2.03 x 1.85)

Bathroom with front-facing window, WC, hand wash basin with unit, large step in shower, heated towel rail, fully tiled walls and floor, and wood-clad ceiling.

#### Rear Garden

This generous sized garden is laid mainly to lawn with features including a garden shed, fenced and hedge boundaries and mature trees and shrubs.

#### Integral Garage

15'8" x 23'3" (4.8 x 7.1)

Includes electrics and light and electric roller door.

#### Wooden Garage

12'11" x 11'1" (3.96 x 3.4)

This wooden garage is situated in the garden with barn style doors and lights.

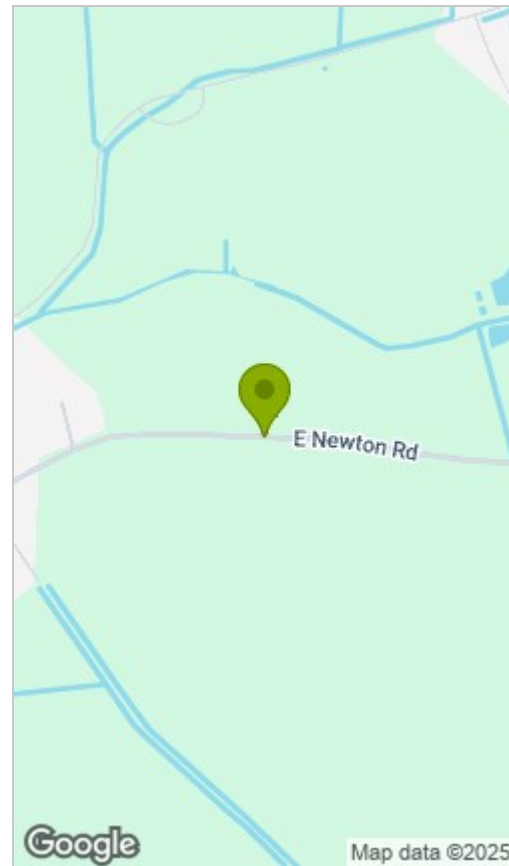
#### Double Garage

21'4" x 16'3" (6.51 x 4.97)

This garage has no electrics







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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