

# Whitakers

Estate Agents



## 11 Nettleton Garth, Burstwick, HU12 9DY

**Offers Over £260,000**

This Superb Detached Family Home enjoys a Cul de sac setting within the sought after village of Burstwick. Having been lovingly upgraded by the current owners, the property offers a TURN KEY opportunity for a new family to move into. The front door opens to the hallway, welcoming you in to view the tastefully styled accommodation on offer to include: Ground floor W.C., a comfortable LOUNGE/DINING room with feature LOG BURNER, lovely to cosy up to on those cold evenings. The recently upgraded BREAKFAST KITCHEN has a superb range of "Shaker Style" units incorporating a breakfast bar, a door opens out to the garden, creating a lovely space for entertaining family & friends. The GARAGE has been converted to incorporate a hobby/STUDY/garden room with access to the garage storage. To the first floor are FOUR double bedrooms and the contemporary family BATHROOM with "His & Hers" wash basins. Outside there is a side DRIVE providing off road PARKING and an enclosed rear garden with decking and patio area, ideal for outdoor dining

Set within the delightful village of Burstwick being close to both Hedon and Hull means access to more extensive amenities without giving up the village charm. There is a regular bus service to Hull and the coast adds convenience.

Viewing is highly recommended, do not delay, call us to arrange your viewing today!



## Accommodation Comprising

### Entrance Hall

A contemporary composite front entrance door opens, inviting you in to view this lovely home. Stairs take you up to the first floor. Laminate flooring, radiator and doors to ..

### Ground Floor W.C. 5'3" x 2'8" (1.62 x 0.83)

With low level W.C. and wash basin. Double glazed window, radiator and laminate flooring.

### Lounge/Diner 21'9" x 11'2" measured at widest points (6.65 x 3.42 measured at widest points)



A comfortable lounge with feature fireplace with solid Oak mantel and log burning stove. Double glazed window to front elevation, radiator and laminate flooring. Ample space for table & chairs

### Lounge Feature



### Breakfast Kitchen 14'6" x 11'6" (4.43 x 3.53)



Recently fitted with a range of "shaker style units with complimentary work surface incorporating the breakfast bar and splashback tiling. Built in oven with ceramic hob and contemporary extractor hood above. Integrated appliances include: Fridge/Freezer, Dishwasher, Microwave & Wine Cooker. Double glazed window and patio doors opening to the rear garden, creating a lovely space for entertaining family & friends.

### Study 9'11" x 9'6" (3.03 x 2.92)



Converted from the garage the study is a useful addition to the property, adjoining the kitchen, this versatile room is currently used as the study, Patio doors open out to the rear garden and a door opens to the garage/storage. Laminate flooring and radiator.

### Bedroom One 15'3" x 11'3" (4.65 x 3.45)



A double bedroom with built in storage cupboard and ample space for bedroom furniture. Double glazed window and radiator.

### Bedroom Two 11'6" x 9'8" (3.52 x 2.95)



A double bedroom with double glazed window enjoying views over the garden and beyond. Radiator and laminate flooring.

### Bedroom Three 12'2" x 7'11" (3.71 x 2.42)



A double bedroom with double glazed window, radiator and laminate flooring.

#### Bedroom Four 9'8" x 7'8" (2.95 x 2.34)



A double bedroom with double glazed window and radiator.

#### Family Bathroom 8'6" x 6'5" (2.60 x 1.96)



A contemporary, recently fitted family bathroom with three piece suite to include: panelled bath with overhead shower and glazed screen. Vanity unit housing "his & hers" wash basins with useful storage cupboards below. Low level W.C. and towel heater. Double glazed window and vinyl flooring.

#### Garage/ storage & Parking

Metal up and over door providing access to the garage/ storage area. Private driveway provides off road parking.

#### Gardens

Gardens to front and rear are mainly laid to lawn. The rear garden enjoys open aspects with mature trees creating a lovely backdrop to this outdoor space. There is a paved patio and raised decking providing a perfect spot to sit and enjoy being outdoors. Timber fencing to boundaries and gated access to the front of the property.

#### Tenure

Tenure Freehold

#### EPC

EPC rating C

#### Council Tax

East Riding of Yorkshire Council Tax Band C

#### Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in

connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

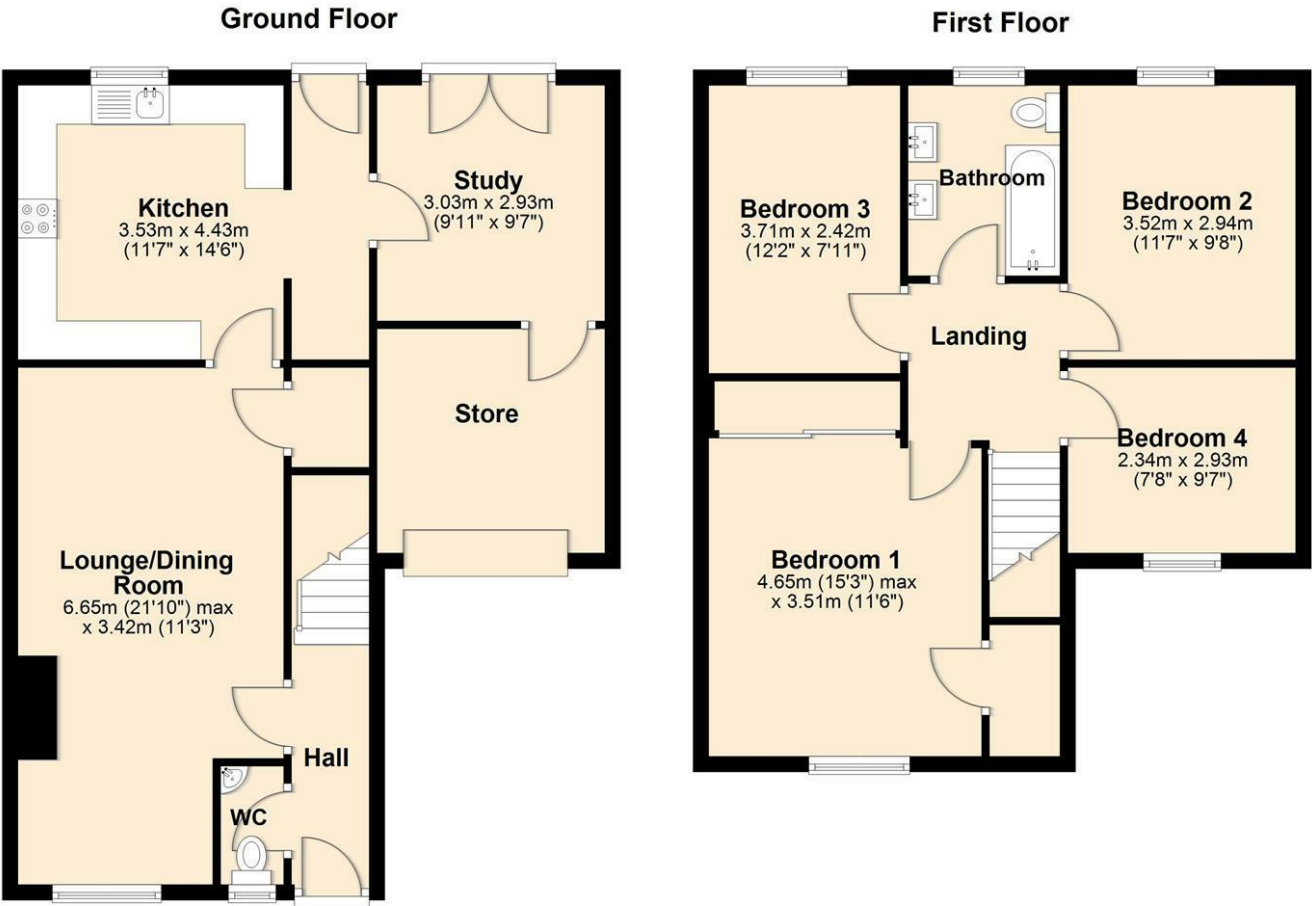
#### Material Information:

Construction - Brick under tiled roof  
Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage/Signal - EE, Vodafone, Three & O2 all Okay  
Broadband - Basic 20Mbps, Superfast 80Mbps, Ultrafast 1000Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No  
Planning - No

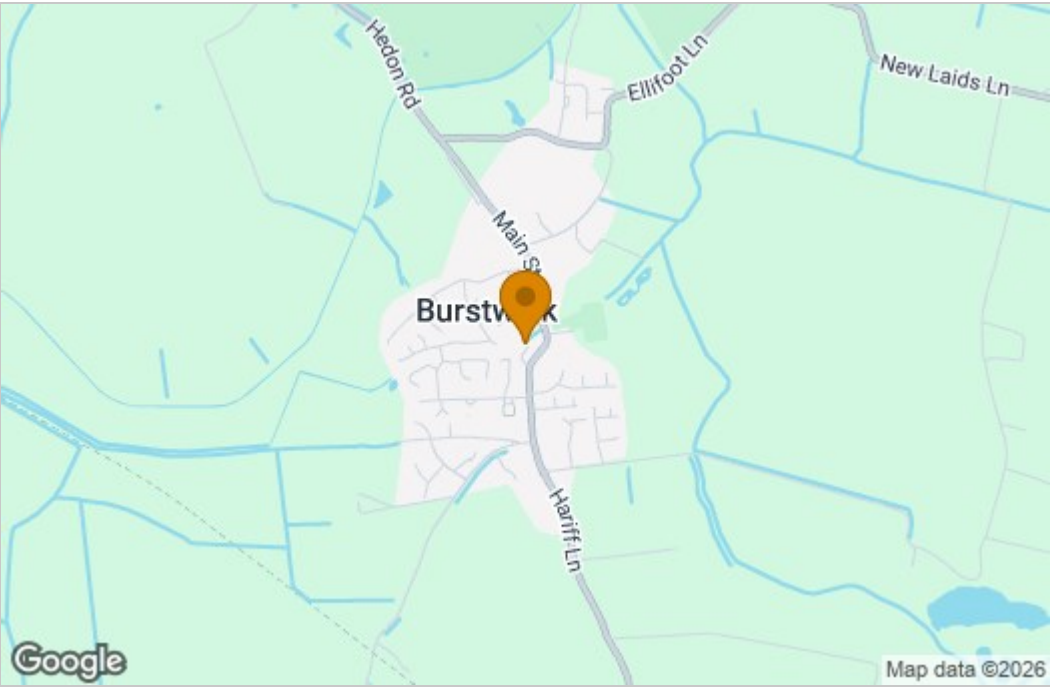
#### Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

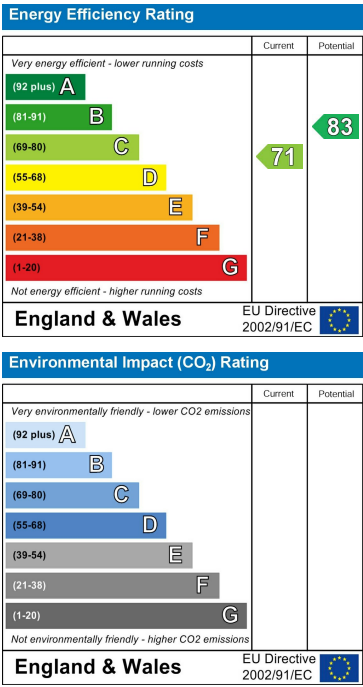
Floor Plan



Area Map



Energy Efficiency Graph



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 or give any representation or warranty in respect of the property.