



**West End Gardens, Pollington, DN14 0EZ**

In Excess of **£290,000**





- Three Bedroomed, Semi Detached Bungalow with Garage, Gym & Carp Pond
- Generous West Facing Rear Garden
- 122 Sq M / 1324 Sq. Ft
- Mains Electricity. Mains Gas Central Heating.
- Mains Water Supply. Mains Sewerage
- Broadband: FTTC. Mobile: 4G
- FREEHOLD
- Brick Built Construction
- EPC Rating 'C' (73)
- Council Tax Band 'B'



Discover your dream home in the serene surroundings of Pollington, East Riding Of Yorkshire. This delightful three bedroomed, semi-detached bungalow boasts a range of desirable features that make it a true gem. The current owners have renovated the property to a very high turn key standard which certainly provides the 'wow' factor.

As you step inside through the new front door, you'll immediately appreciate the spacious layout and attractive design as well as the newly fitted LVT flooring throughout the bedrooms, hall way and kitchen. The property offers a generous 122 square meters (1324 square feet) of living space, providing ample room for both relaxation and entertainment. All new internal doors fitted with glass doors to the kitchen help bounce light through the space.

The bungalow features a thoughtfully designed garden room to which the new owners have added a solid roof with underfloor heating which creates a vast space for living/dining. With French doors opening into this large space, the stunning Wren kitchen is perfect for whipping up delicious meals and enjoying quality time with loved ones.

The newly fitted Wren kitchen features attractive breakfast bar, white units with white subway style tile splashbacks and work surfaces. Integrated appliances includes oven, hob, dishwasher and essential wine chiller. There is space for a large fridge freezer.

When it's time to retire for the night, you'll find three comfortable bedrooms awaiting you. The master bedroom is an impressive room with shutters to the window for privacy and Wren fitted wardrobes. Bedroom two is another good size double with doors leading into the garden room. The third bedroom could also be an offer or playroom if needed.

The beautiful family bathroom has also been recently installed with attractive blue marble effect tiles, bath with shower over and glass screen, toilet and sink. There is also a white wall fitted storage cupboard.

One of the standout features of this property is the generously sized west facing rear garden. Ideal for green thumbs and outdoor enthusiasts, the garden is perfectly suited for entertaining guests or simply unwinding amidst nature's beauty. A charming carp pond adds a touch of serenity, creating a peaceful oasis in your own backyard. For those who value convenience, this bungalow comes complete with a garage (currently used as a cinema room), providing secure parking and additional storage options. Beyond the garage is the gym room with a ground floor cloaks/w.c.

To the front of the property a new lawn has been laid and the driveway provides parking and access to the garage.

Viewing essential to appreciate the life style this bungalow would provide - call us today.

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- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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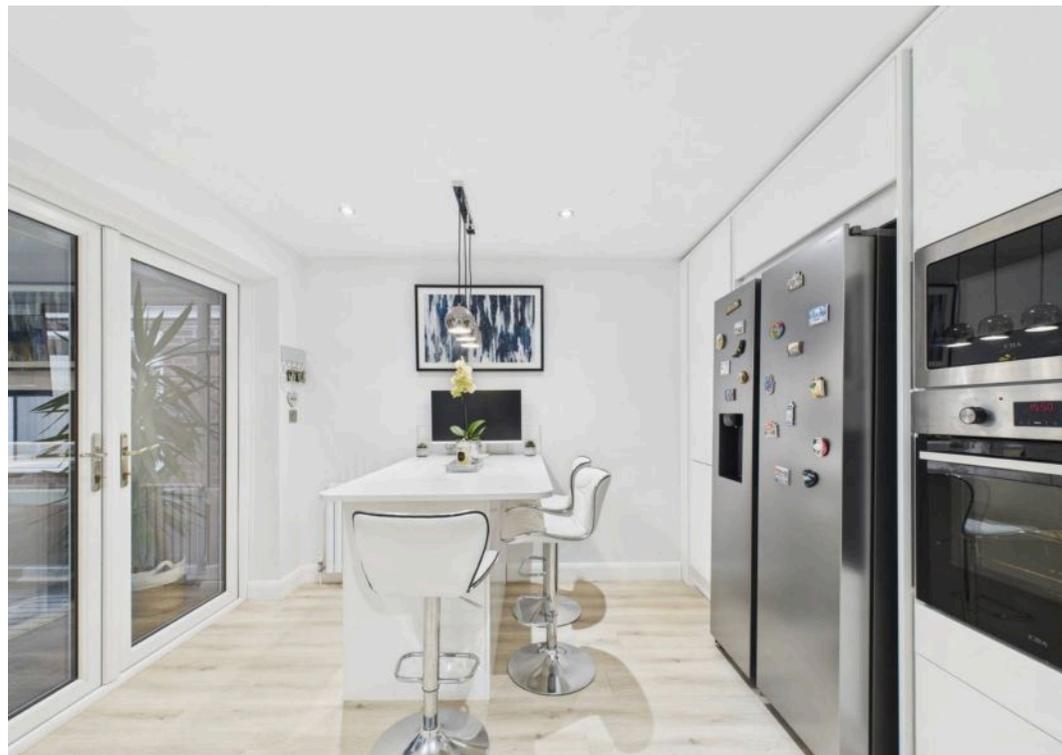
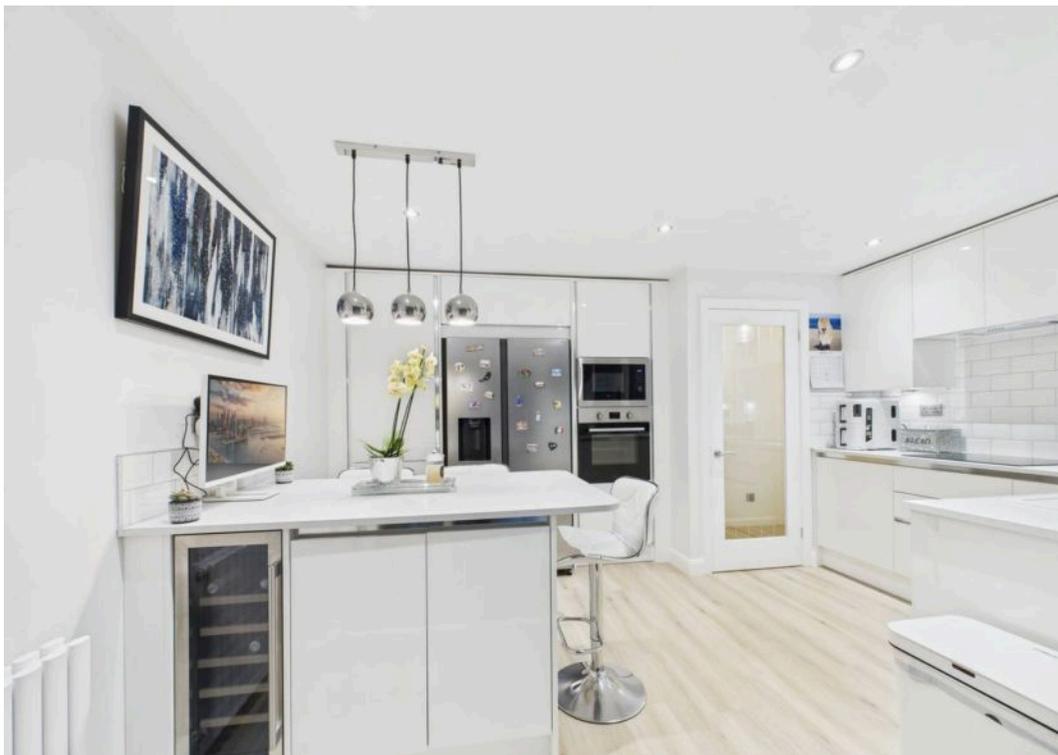
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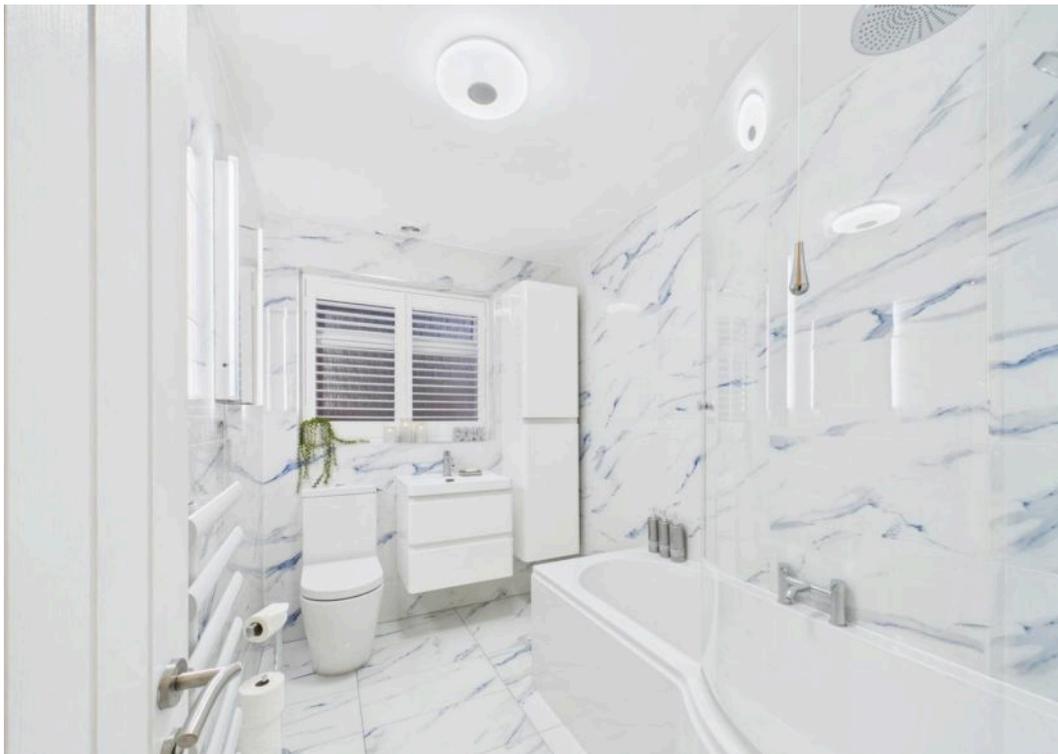
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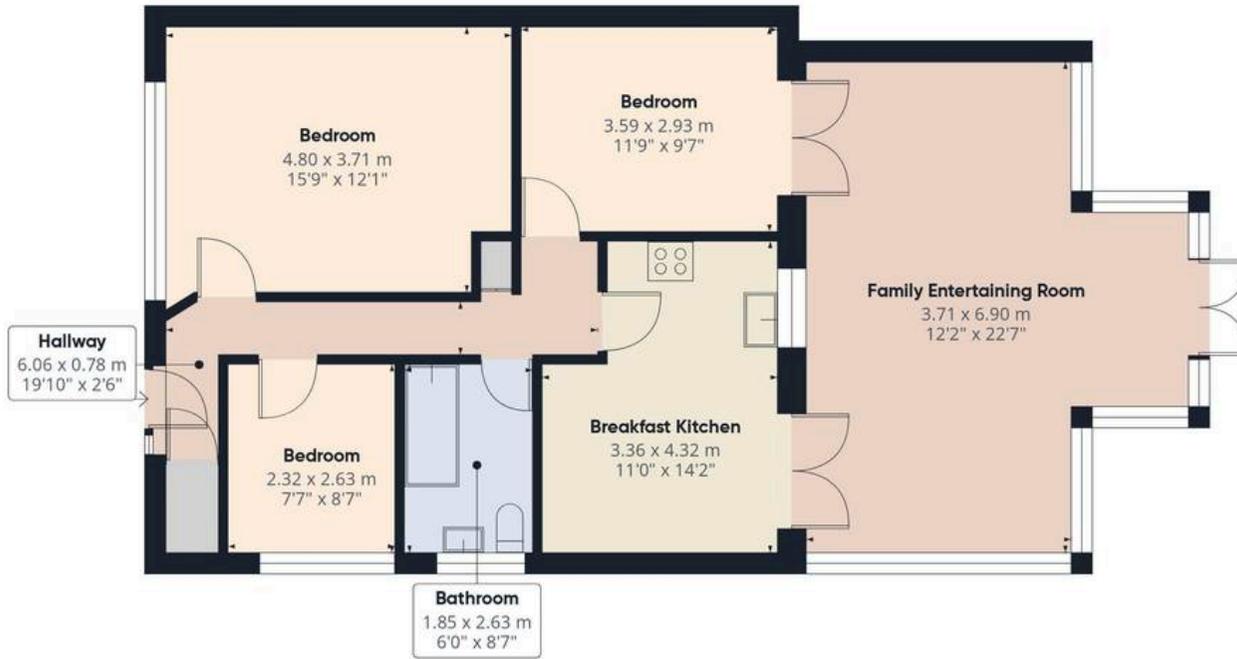
Should you wish to arrange a viewing, please contact us on 01757 709955











Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

122.9 m<sup>2</sup>

1324 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**JP Harll**

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