

# Whitakers

Estate Agents



## Elm Lodge Elm Garth, Roos, HU12 0HH

**£550,000**

**\*\* Impressive Detached True Bungalow, Enjoying Open Views \*\***

Wrought iron gated entrance opens onto an Exclusive Rural Cul De Sac Setting of only three individually built detached bungalows. Elm Lodge is an Impressive Detached Property, nestled within lovingly tended, wrap around gardens, adjoining open fields and countryside taking full advantage of the breath taking views.

Accessed via a unique gated entrance, the home immediately impresses with its sense of exclusivity and charm. Inside, the property boasts FIVE generously proportioned BEDROOMS with the Principle Bedroom boasting En Suite Bathroom, Walk in Wardrobe and Patio Doors opening onto the raised deck, ideal for enjoying your morning coffee. The Guest/ Second Bedroom also has En Suite Bathroom and Patio Doors opening out and enjoying views over the rear garden. A further THREE bedrooms have access to the FAMILY BATHROOM with four piece suite. There is a comfortable LOUNGE/ FAMILY room, BREAKFAST KITCHEN, DINING room and a SITTING room, perfect for family gatherings and entertaining whilst providing flexible living space ideal for families or those seeking room to grow.

The Bungalow is surrounded by a beautifully maintained wrap-around GARDENS, perfect for outdoor entertaining, relaxing, or simply enjoying the tranquil surroundings. With open views stretching across the countryside, this home offers a true escape from the hustle and bustle while still benefiting from a close-knit village atmosphere.

The village of Roos has a vibrant community making it a lovely place to live, with regular social events and local amenities including well regarded primary school, a newly refurbished convenience store, well renowned butchers and bakery and two public house/ restaurants For more extensive amenities, Hedon, Withernsea, and Hull are just a short drive away  
This is a truly unique property combining privacy, space, and picturesque surroundings—ideal for those seeking a quieter lifestyle without compromise.

### Gated Entrance

Wrought iron gates open onto this select development of only three individually built properties, Elm Lodge, is at the forefront of the development, an impressive detached residence.

### Entrance & Hallway

Attractive canopied front entrance with double doors opening into the hallway, welcoming you in to view the well proportioned accommodation on offer. Doors lead to ...

### Lounge



A comfortable lounge, well designed for family to gather and relax with feature walk in bay window to the front aspect allowing light to flow through. Wood effect Karndean flooring and two radiators.

### Breakfast Kitchen



A modern kitchen, well designed for the culinary member of the family with a range of fitted units to base and walls with complimentary granite work surface and quartz like splashbacks. Built in double oven and grill and gas hob with stainless steel extractor hood above. Inset sink with mixer tap & drainer and integrated dishwasher. Space for "American Style" fridge freezer and room for table & chairs. Double glazed window enjoying views over the rear garden. Radiator and tiled floor.

### Dining Room



Double doors open from the hallway, inviting you in to this wonderful entertaining space, perfect for family celebrations and formal dining. Double glazed window. Paved patio creating a wonderful space for entertaining family & friends. Radiator, laminate flooring and door to Sitting room.

### Sitting Room



Double doors open from the dining room into the sitting room with feature fireplace and double glazed patio doors enjoying views over the rear garden and open fields beyond, a lovely room to sit and read or relax with family. Radiator and laminate flooring.

### Sitting Room Feature Window



### Utility Room

With a range of fitted units to base and walls with complimentary work surface and tiled splashbacks. Plumbing for automatic washing machine, space for tumble dryer and under counter fridge. A door provides access to the garage and a further door to the guest suite/ bedroom 2. Tiled floor and a double glazed window and door providing access to the rear garden.

### Principle Bedroom Suite



An impressive main bedroom with feature patio doors opening out to the decked area, a lovely space to enjoy your morning coffee. Built in panelled wall housing the T.V. with storage cupboards and drawer units. Laminate flooring and radiator. An opening to the dressing area

### Dressing Room Walk in Wardrobe



A range of fitted wardrobes, shelving and hanging rails with mirror provides ample storage facilities. Double glazed window, radiator and laminate flooring.

### En Suite to Principle Bedroom



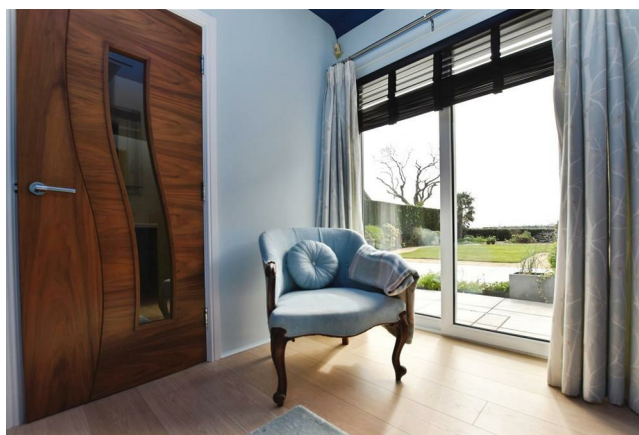
Fully tiled En Suite bathroom with panelled corner bath with overhead shower. Low level W.C. and vanity wash basin. Chrome towel heater and double glazed obscure window.

Guest Suite /Bedroom Two 17'9" x 13'8" (5.43 x 4.17)



A sumptuous double bedroom with patio doors, enjoying views over the rear garden. Built in wardrobes and dressing area, hosting underfloor heating. Door to En suite bathroom.

### Window Guest Bedroom



### En Suite Bed 2



Fully tiled, En suite with panelled bath, mixer tap and shower attachment. Vanity unit housing the wash basin with useful storage cupboard below. Low level W.C. with concealed cistern. Chrome towel heater.

### Study / Bedroom Five



Currently used as the study with double glazed window to front elevation, laminate flooring and radiator. Air conditioning unit.

### Rear Garden



### Bedroom Three



A double bedroom with feature ceiling deco, a lovely room for the younger members of the family. Double glazed window, and radiator

### Bedroom Four



A further double bedroom with a range of fitted wardrobes and dresser unit. Double glazed window and radiator.

### Family Bathroom



A sizeable family bathroom with four piece suite to include: panelled jacuzzi bath, shower cubicle, low level W.C. and wash basin. Tiled floor and wall boards for easy maintenance. Chrome towel heater and double glazed obscure window.

Double Garage



Off Road Parking

Wrap Around Gardens



Open Views

Patio Area



Drone Photo



Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band F

EPC Rating

EPC rating 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 sale 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 - O2 good / EE & Vodafone okay

Broadband - Basic 1 Mbps / Superfast 63 Mbps

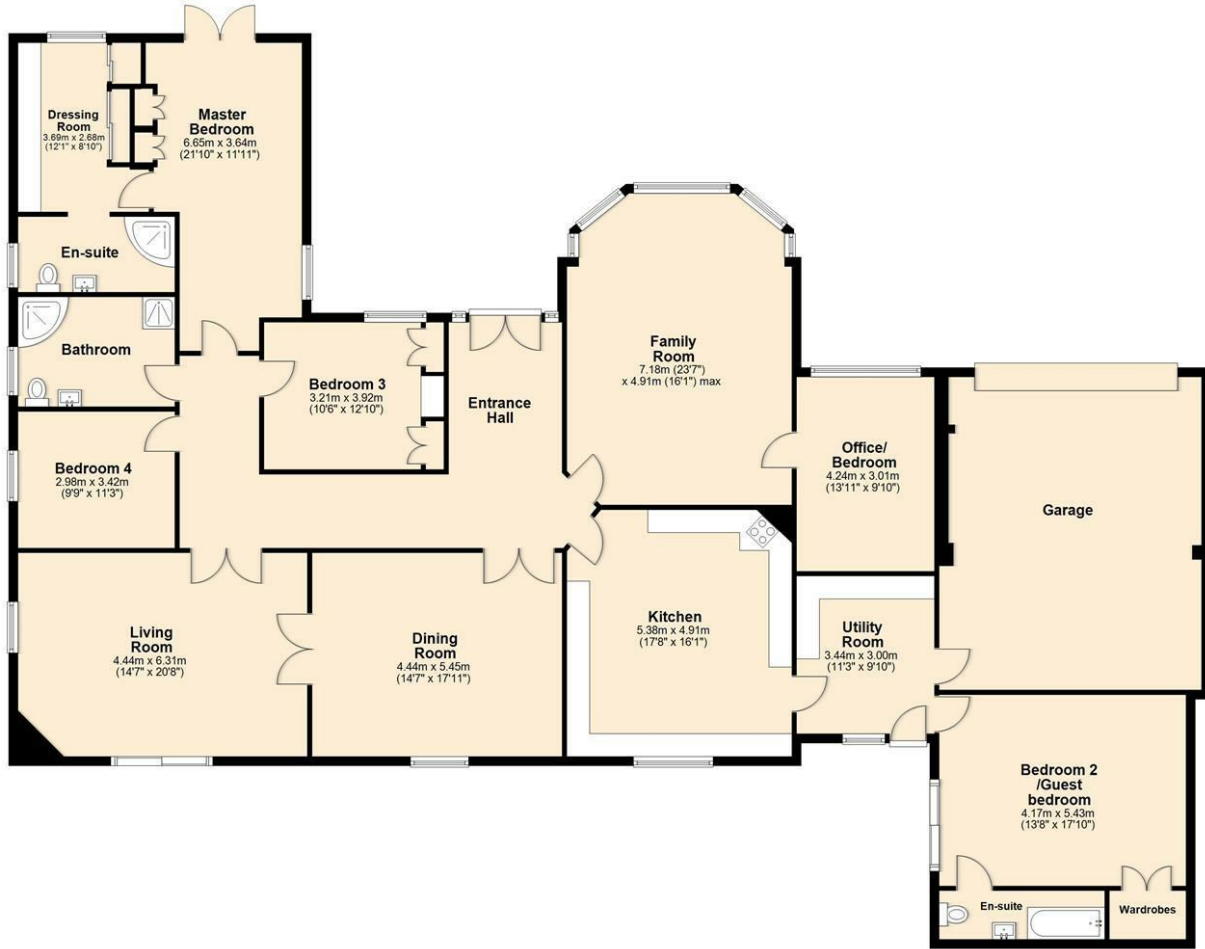
Coastal Erosion - No  
Coalfield or Mining Area - No

**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.

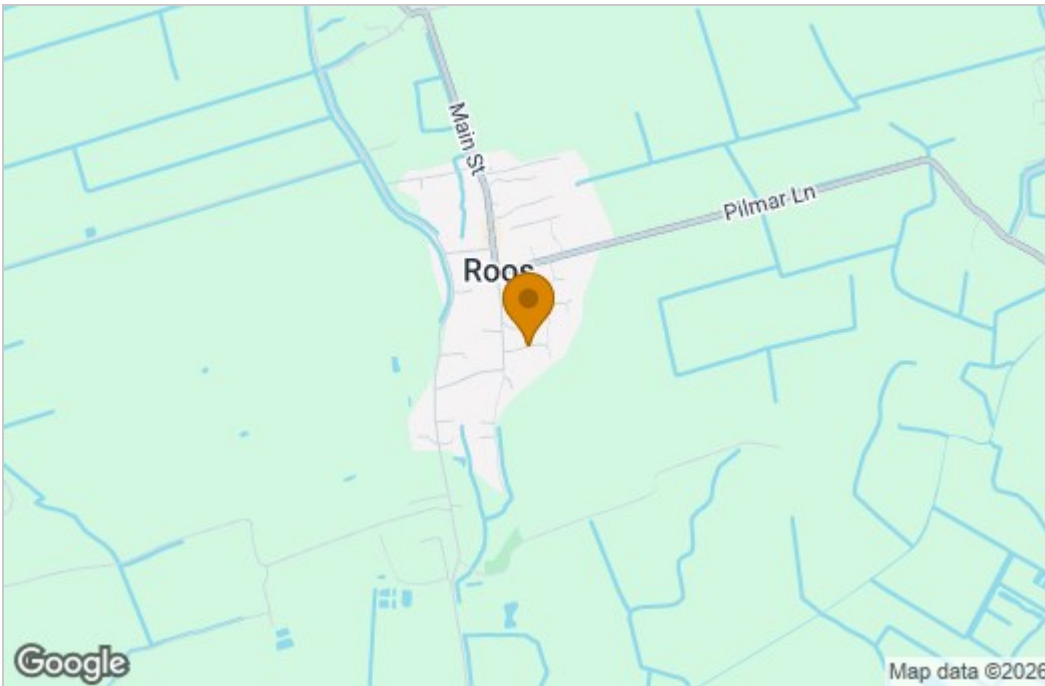
# Floor Plan

Ground Floor

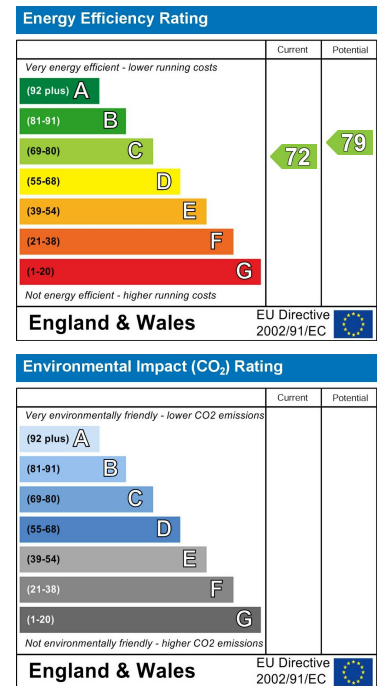


Total area: approx. 261.2 sq. metres (2811.2 sq. feet)

# Area Map



# Energy Efficiency Graph



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