



Southside, Patrington

Guide Price £220,000 – £230,000

 WIGWAM

- 3 Bedroom Semi-detached house
- Driveway
- Open plan living
- Recently reconfigured downstairs to add bathroom and utility
- Character features
- Countryside views

Welcome to this beautifully presented three-bedroom semi-detached house, thoughtfully designed to offer both comfort and style throughout.

Located in a highly desirable village with excellent access to local amenities and schools, and convenient transport links, this home is perfectly suited for families or professionals seeking a harmonious balance of practicality and modern country living.

Upon entering, you are greeted by a welcoming hallway that leads seamlessly into the heart of the property - a spacious, open plan living and dining area. This versatile space has been carefully crafted to maximise natural light and utilise the space effectively. The living area flows effortlessly into a well-equipped kitchen, boasting modern integrated appliances, ample worktop space, and sleek cabinetry.



One of the standout features of this property is its recent reconfiguration, which has introduced a stylish additional bathroom and a convenient utility room. The new bathroom is finished to a high standard, featuring contemporary fixtures and elegant tiling, offering a luxurious space. The utility room provides practical solutions for laundry and extra storage, helping to keep the main living areas clutter-free and organised.

Upstairs, you will find three generously sized bedrooms and a modern family bathroom, fitted with quality fixtures and tasteful finishes for a touch of every-day luxury.

Additional benefits of this exceptional home include a private driveway, ensuring convenient and secure off-road parking for multiple vehicles, and stunning countryside views. The property has been maintained to a high standard throughout, with tasteful décor and quality flooring, meaning it is ready to move into and enjoy from day one.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C





Hallway

15' 6" x 5' 9" (4.73m x 1.74m)

With carpet flooring, door leading to dining room, archway leading to utility room, and stairs leading upstairs, and radiator.

Living room

11' 3" x 12' 6" (3.43m x 3.82m)

With laminate flooring, electric fire in fire place, open arch to dining room, radiator, and large bay window.

Dining room

12' 0" x 12' 6" (3.66m x 3.82m)

With laminate flooring, archway leading to kitchen and living room, and radiator.

Kitchen

10' 8" x 12' 6" (3.25m x 3.82m)

With laminate floor, Shaker style doors, wood worktop, Belfast sink, integrated oven, hob and dishwasher, extractor fan, cooks island, sliding patio doors to the garden, and tiled splashbacks.

Utility

9' 4" x 5' 10" (2.84m x 1.78m)

With tiled flooring, American-Fridge Freezer, plumbing for washing machine, storage unit, laminate worktop, boiler, and radiator.

Bathroom

9' 10" x 5' 10" (3.00m x 1.78m)

With tiled flooring, free standing bath, wash basin on vanity unit with tiled top and splashback.



Bedroom 1

11' 9" x 12' 0" (3.57m x 3.67m)

With carpet flooring, radiator, and window.

Bedroom 2

11' 9" x 12' 0" (3.57m x 3.67m)

With carpet flooring, radiator, and window.

Bathroom

6' 0" x 6' 3" (1.83m x 1.91m)

With linoleum flooring, toilet, shower cubicle, wash basin on vanity unit, radiator, and window.

Bedroom 3

8' 4" x 7' 6" (2.55m x 2.29m)

With carpet flooring, radiator, and window.

Landing

With carpet flooring and window.

Garden

Large private garden to the rear of the property, with paved area ideal for al-fresco dining, and lawn.

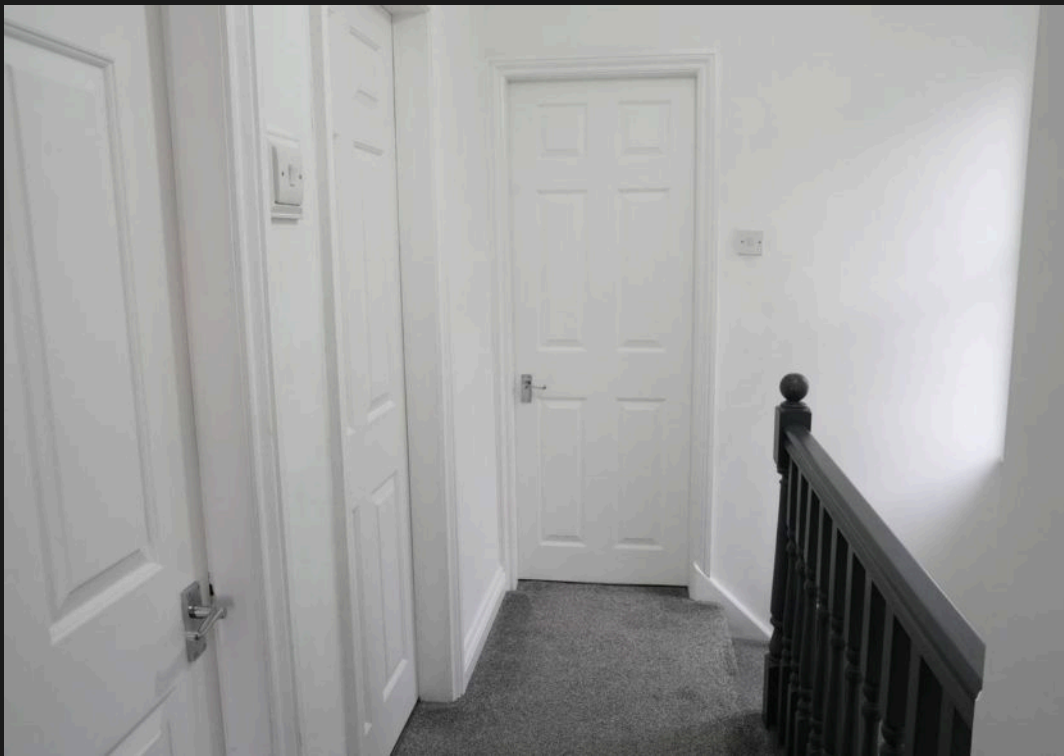
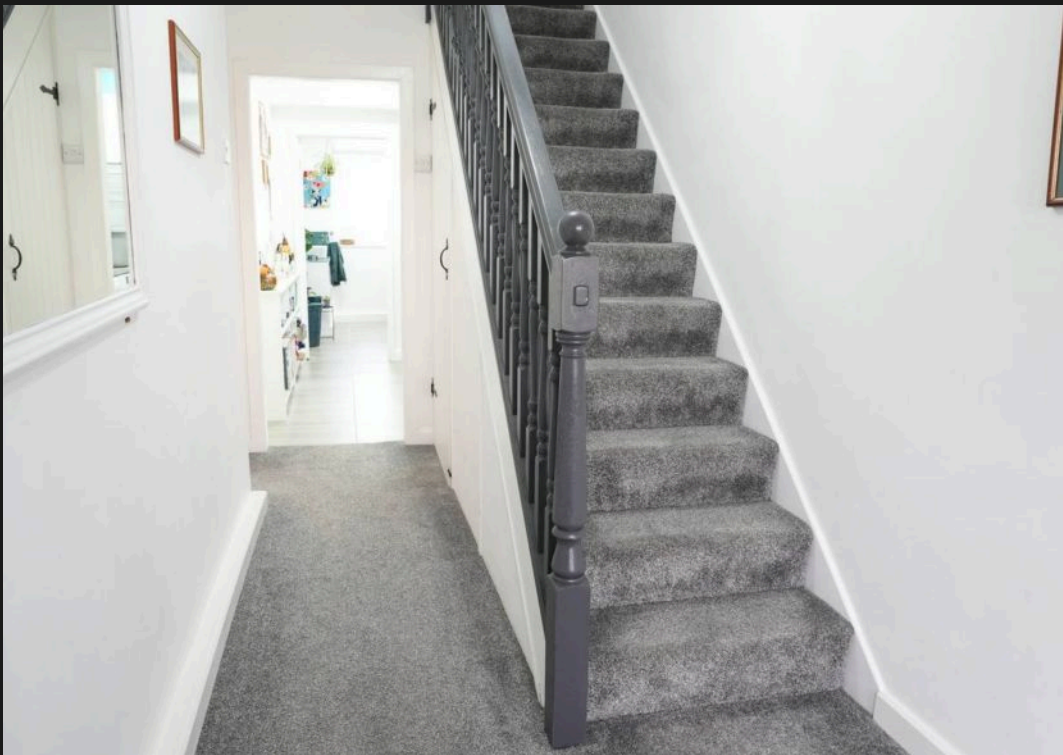
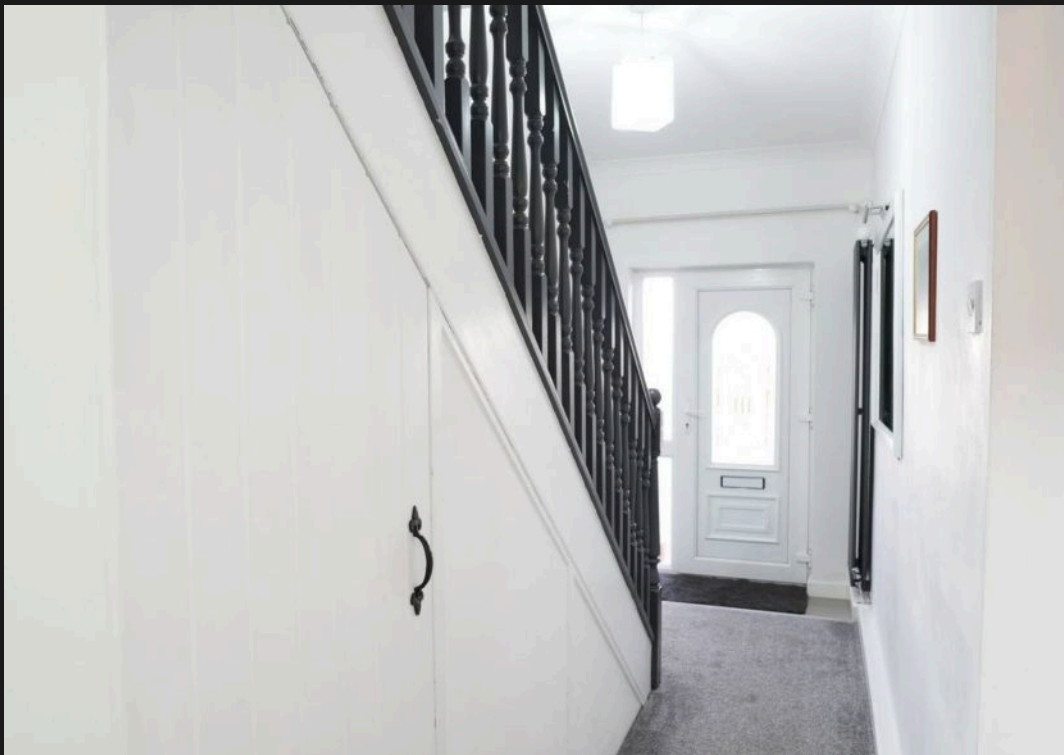
Driveway

3 Parking Spaces

Large driveway in front of the property with space for multiple vehicles.



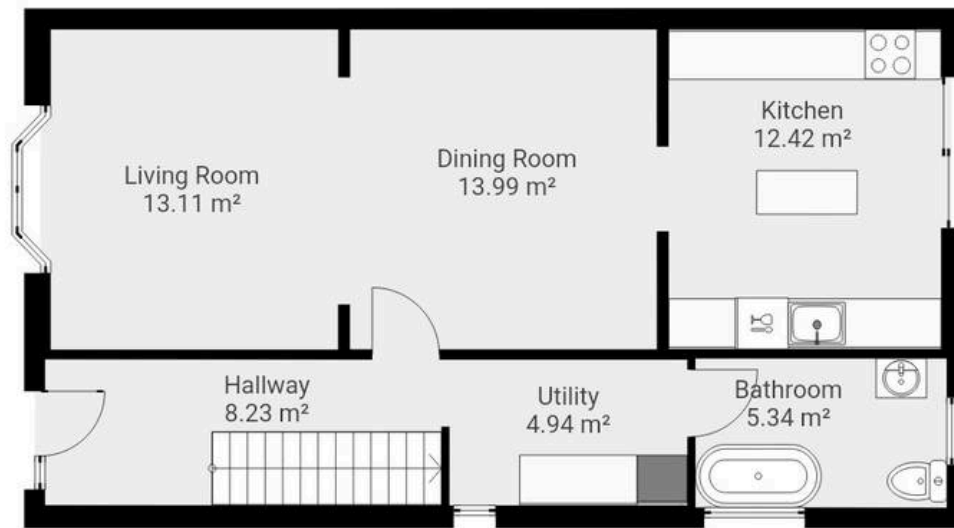













Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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