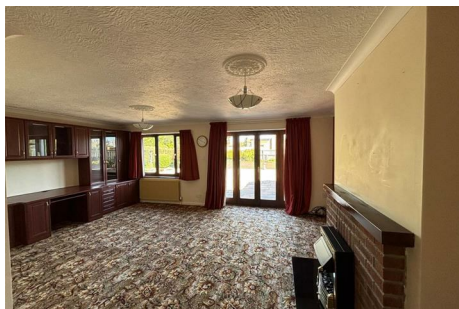


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## East Lambwath Road Withernwick Hull, HU11 4TL

Situated on East Lambwath Road in the charming village of Withernwick, Hull, this delightful detached bungalow offers a perfect blend of comfort and style. This true bungalow features four generously sized bedrooms, providing ample space for family living or hosting guests. The property boasts two inviting reception rooms, ideal for relaxation or entertaining, ensuring that there is plenty of room for everyone to enjoy.

One of the standout features of this home is its three well-appointed bathrooms, which add convenience and luxury to daily routines. The stylish kitchen is a culinary enthusiast's dream, designed with modern aesthetics and functionality in mind, making meal preparation a pleasure.

Set within spectacular gardens, the outdoor space is a true haven, perfect for enjoying the tranquillity of the peaceful location. Whether you wish to cultivate your green thumb or simply unwind in a serene environment, the gardens provide an idyllic backdrop for outdoor living.

This bungalow is not just a home; it is a lifestyle choice, offering a harmonious blend of spacious interiors and beautiful outdoor areas. With its prime location in Withernwick, residents can enjoy the charm of village life while remaining conveniently close to the amenities of Hull and the short drive to the coast. This property is an exceptional opportunity for those seeking a serene and stylish living experience.

EPC- D Council Tax Band- E - Tenure- Freehold

**£405,000**

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#### Entrance Hall

9'6" x 2'11" 10'2" x 5'7" 20'9" x 2'8" (2.92 x 0.89 3.10 x 1.72 6.33 x 0.83)

Spacious, light entrance hall with wooden entrance door plus windows. Carpeted flooring and a radiator. Airing cupboard housing the water cylinder. Halls lead to bedrooms, bathroom, living rooms and kitchen.

#### Living Room

19'7" x 10'9" <17'1" (5.98 x 3.28 <5.23)

Built in desk plus shelving and cabinets creating ample storage. Light up glass display cabinets. Brick fireplace with granite hearth and electric fire. Patio doors leading onto the patio. Window overlooking the rear garden.

#### Sitting Room

15'7" x 10'8" (4.76 x 3.27)

Sitting room leads into the conservatory. Carpeted flooring plus coved ceiling. Window to the side aspect. Sliding doors into the conservatory.

#### Conservatory

10'10" x 9'8" (3.32 x 2.95)

Light, airy, room overlooking the patio and rear garden. Double glazed door onto the rear garden Vinyl flooring plus ceiling fan light.

#### Kitchen/ Diner

16'7" x 10'9" (5.06 x 3.28)

Fitted wall and base units plus ample work surfaces. Double sink unit and drainer also mixer tap. Double electric oven as well as an induction hob and extractor hood. Space for a dishwasher. Part tiled walls and laminate flooring adds style to this room.

#### Utility Room

10'8" x 7'5" (3.27 x 2.27)

Double glazed door leading to the side garden. Vinyl flooring plus a window to the side aspect. Wall and base units also work surfaces and space for washing machine as well as a tumble dryer. Internal door leading to the garage.

#### Master Bedroom

12'6" x 10'11" (3.83 x 3.34)

Fitted wardrobes compliment this room along with the carpeted flooring. Coved ceiling plus radiator and a window overlooking the rear garden. Door to the En-Suite.

#### En- Suite

6'7" x 6'6" (2.02 x 2.00)

Step in shower cubicle with part tiled walls. Pedestal hand wash basin and low level W.C

#### Bedroom 2

12'8" x 9'8" (3.88 x 2.96)

Window overlooking the paved driveway. Carpeted flooring and coved ceiling. Door leading to the En-Suite.

#### En-Suite

7'2" x 2'10" (2.20 x 0.87)

Folding door leads into a step in shower cubicle plus wall mounted hand wash basin. Low level W.C and vinyl flooring.

#### Bedroom 3

9'6" x 9'3" (2.92 x 2.84)

Fitted wardrobes creating plenty of storage. carpeted flooring and coved ceiling. Window to front aspect.

#### Bedroom 4

9'6" x 9'11" (2.91 x 3.03)

Fitted wardrobes compliment this room along with the carpeted flooring and coved ceiling.

#### Bathroom

8'9" x 5'8" (2.68 x 1.74)

Stylish bathroom boasting double step in shower cubicle plus shower boarding. Heated towel rail, hand wash basin and low level W.C. Window to side aspect. Part tiled walls and laminate flooring adds the finishing touches.

#### Double Garage

Up and over doors leading to spacious double garage. The oil tank is located within the garage. Internal door giving access to the utility. Concrete flooring with electric points and lighting.

#### Front Garden

Block paved driveway offering plenty of parking spaces, brick archways leading to the garages and front door. Hedged boundaries plus gravelled path and drive. Lawned area dressed by mature shrubbery.

#### Rear Garden

Spectacular garden with various features, Astroturf lawn complimented by shrubbed borders. Potting shed plus greenhouse. Patio sweeping the length of the rear and side of the bungalow creating a charming space to relax or dine alfresco. Gravelled area along with hedged and fenced

boundaries, Gate down the side aspect leading to the front of the bungalow.

#### Property Details

Heating- Oil fired central heating

#### Drainage- Mains drainage

#### About Us

HPS is a trusted and recognised Estate Agents in the local market, our sales team brings together industry expertise, genuine passion, and a forward-thinking approach to property. Whether you're buying, selling, or exploring something new, we deliver a level of service that's as supportive as it is results-driven. From stylish residential homes to thriving commercial spaces, we're with you from the first enquiry to the moment you step confidently into your new property. If you're ready for a smoother, smarter and more personalised experience, give us a call —your next move starts here.

#### Disclaimer

Laser Tape Clause - Laser Tape Clause All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

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- True bungalow on quiet country lane in Withernwick
- Well presented practical kitchen diner boasting many appliances
- Well established gardens and vast patio area
- Viewing highly recommended to appreciate all this property has to offer!!
- Spacious living rooms with patio doors on to the gardens
- Utility room leading onto the garden
- Family bathroom complimented with a double walk in shower cubicle
- Good sized bedrooms, two with En-Suite
- Double garage plus driveway for parking several cars
- Within driving distance to Hornsea and Hull





## Floor Plan

GROUND FLOOR  
2057 sq.ft. (191.1 sq.m.) approx.



TOTAL FLOOR AREA: 2057 sq.ft. (191.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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