Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

9 Cooks Gardens

Asking Price £175,000

Keyingham , HU12 9SW

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Set across three well-proportioned floors, this modern early-2000s semi-detached townhouse offers generous, flexible accommodation ideal for a growing family. With four bedrooms—including an impressive top-floor bedroom suite complete with dressing area, fitted storage, and ensuite shower room—this home provides the space and versatility that today's buyers value. The layout is practical, with a WC on every level, a spacious living room opening directly onto the garden, and a contemporary footprint that lends itself perfectly to family life.

The property sits in a desirable residential pocket of the village, just moments from a nearby children's play area, making it ideal for younger families looking to settle long-term. A private driveway provides parking for two vehicles, while the low-maintenance rear garden ensures outdoor space can be enjoyed without the upkeep of extensive gardening. While certain areas would benefit from cosmetic refreshment, it is attractively priced to allow a new buyer to add their own style and unlock the property's full potential. A superb opportunity not to be missed.

Stepping inside, an entrance hall welcomes you, with stairs rising to the first-floor landing and a ground-floor WC positioned off the hallway. Access leads into the kitchen at the front, fitted with wooden-fronted units, a bay window, and tiled flooring throughout. Continuing through, the good-sized living room sits at the rear, featuring a built-in storage cupboard, a central fireplace, and French doors opening out onto the rear garden. The garden is paved and gravelled for minimal maintenance, enclosed to all sides, and includes a side gate providing access to the driveway.

Stairs lead onto the first-floor landing, where a built-in airing cupboard houses the hot water tank. This floor offers three bedrooms—two doubles and a well-proportioned single—served by a tiled family bathroom with shower over the bath. The stairs then rise again to the second floor, which is dedicated entirely to a superb principal bedroom suite. This impressive space includes built-in storage, a dressing area, and a private ensuite shower room, creating a peaceful retreat away from the main living areas.

Hallway

Kitchen 13'1" x 8'2" (4.00 x 2.50)

Lounge 16'4" x 15'1" (5.00 x 4.60)

WC 5'8" x 2'9" (1.75 x 0.85)

Bedroom 2 14'5" x 8'4" (4.40 x 2.55)

Bedroom 3 12'3" x 8'4" (3.75 x 2.55)

Bedroom 4 8'8" x 6'4" (2.65 x 1.95)

Family Bathroom 6'2" x 5'6" (1.90 x 1.70)

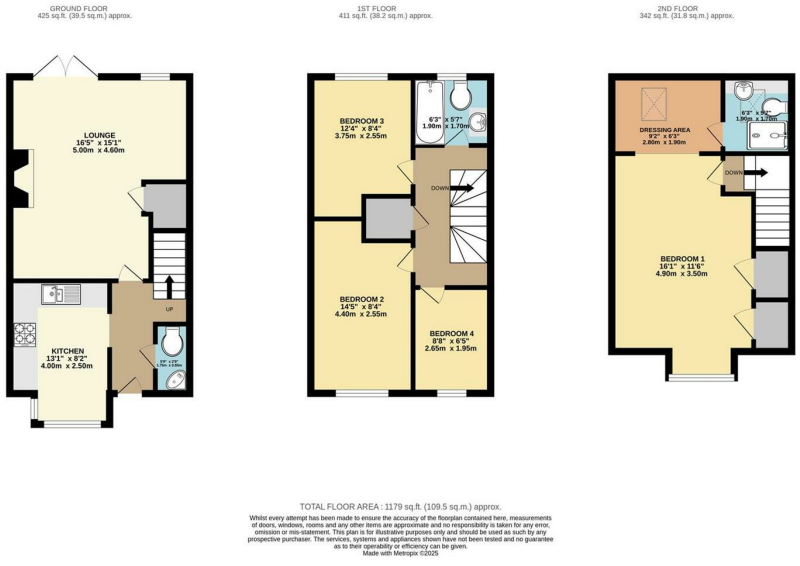
Bedroom 1 16'0" x 11'5" (4.90 x 3.50)

Dressing Area 9'2" x 6'2" (2.80 x 1.90)

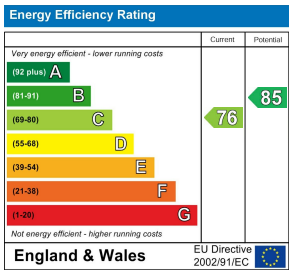
Ensuite 6'2" x 5'6" (1.90 x 1.70)

Agent Note

Parking: there is off street parking available with this property.
Heating & Hot Water: both are provided by a gas fired boiler.
Mobile & Broadband: we understand mobile and broadband (adsl) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
Council tax band C.
The property is connected to mains gas and mains drainage.



Energy Efficiency Graph



Tenure: Freehold

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