



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



4 West View

Offers Over £179,950

Skeffling, HU12 0US



Tucked away on a peaceful country lane within this small rural village, this exceptional three-bedroom end terrace home offers a perfect blend of stylish interiors and generous outdoor space. Beautifully updated by the current owners to an impressive specification, the property is ready for a new owner to move straight into and enjoy.

A private driveway provides off-street parking, while the rear garden reveals the true wow factor – a deceptively large plot, thoughtfully landscaped with expansive porcelain patio areas. At the far end, an entertaining space complete with outdoor bar and covered seating area creates the perfect setting for garden parties, family gatherings, or simply relaxing in style.

Inside, the open-plan kitchen diner is the heart of the home, featuring sleek contemporary units and views across the garden. A separate utility room and ground floor WC add practicality for everyday family life. To the front, the inviting living room is warmed by a log-burning stove, creating a cosy retreat for the winter months.

Upstairs, three bedrooms offer plenty of space, with the fourth bedroom cleverly converted into a walk-in wardrobe, providing excellent storage. The family bathroom is finished to a luxurious standard with herringbone tiled walls, a walk-in shower, and a double-ended bath – a true touch of indulgence.

Offering both space and style, this stunning home is presented to a standard worthy of any interior design magazine. With its idyllic village setting and superb gardens, properties of this quality and location are rarely available and must be viewed to be fully appreciated.





The entrance hall features a black-painted staircase rising to the first floor with useful storage beneath. From here, steps lead into the front lounge with log-burning stove, and through to the rear kitchen diner, fitted with contemporary units, breakfast bar seating, and space for a dining table. A utility room and ground floor WC adjoin.

Outside, a brick-paved driveway provides off street parking, with a gate opening into the rear garden. An extensive patio runs across the back of the house, leading onto a large lawn enclosed by close-board fencing for privacy and security for children and pets. A row of sheds/log stores provide storage in addition to the garage that offers plenty of further storage and workshop space, with adjoining dog kennels, a chicken run, and a pigeon coop. At the far end of the garden, a purpose-built entertaining area with bar and covered seating creates a great outdoor focal point.

The first floor provides three bedrooms plus a converted walk-in wardrobe and a family bathroom with walk-in shower and double-ended bath.

Hall 8'6" x 5'10" (2.60 x 1.80)

Lounge 23'11" x 11'9" (7.30 x 3.60)

Kitchen Diner 17'8" x 11'7" (5.40 x 3.55)

Utility & WC 8'10" x 5'10" (2.70 x 1.80)

Bedroom One 11'11" x 11'9" (3.65 x 3.60)

Walk-in Wardrobe 8'10" x 6'2" (2.70 x 1.90)

Bedroom Two 11'9" x 11'9" (3.60 x 3.60)

Bedroom Three 9'8" x 9'0" (2.95 x 2.75)

Bathroom 13'9" x 5'6" (4.20 x 1.70)

Garden

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a oil fired boiler.

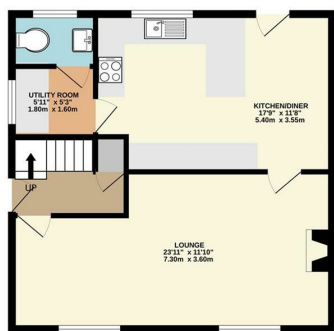
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band

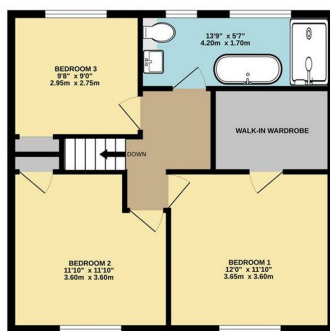
Drainage is by way of a septic tank.

Please note this property is owned by an employee of Goodwin Fox Limited.

GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.

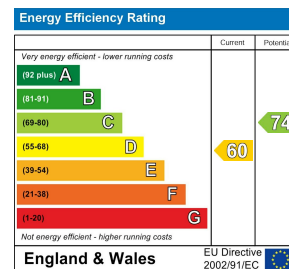


TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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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Energy Efficiency Graph

tenure: Freehold



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