Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

Felgate Back Lane

£375,000

Burton Pidsea, HU12 9AN

4 2 2 B

Simply stunning, this four bedroom detached house has been immaculately presented throughout, with exceptional taste, attention to detail and a stylish finish that would not look out of place in a designer magazine. Beautifully considered throughout, the home combines contemporary style with practical family living.

The impressive rear extension creates a spectacular living kitchen diner which forms the real heart of the home. With a premium hand-painted kitchen, central island and impressive bi-fold doors opening onto the rear garden, this is a superb space for both everyday family life and entertaining.

The accommodation is equally impressive, with a luxurious lounge, separate utility room and a ground floor bedroom with its own ensuite shower room. This flexible room would be ideal for an independent teenager, guest accommodation or anyone requiring single-level bedroom facilities. To the first floor are three further bedrooms alongside a gorgeous family bathroom featuring a double-ended bath and walk-in shower.

Outside, the property benefits from a private driveway providing ample off street parking and access to the garage, which offers useful storage. The rear garden provides a stylish and private setting, designed to complement the exceptional living space inside.

With herringbone-style flooring running through the main living areas, a beautifully finished interior, solar panels and an exceptional living space at the rear, this is a home that wants for very little. Stylish, practical and finished to an exceptional standard, this is a property that really does need to be seen to be fully appreciated.

A private driveway, screened from the roadside by a mature hedge, provides off street parking for multiple vehicles and access to the garage, which offers useful additional storage. A gate opens into the enclosed front garden, which is laid to lawn and finished with feature screen fencing.

The front entrance door opens into a welcoming hallway, with stairs rising to the first floor and custom-built storage beneath. The separate utility room provides a practical addition and is fitted with a range of units together with provision for a stacked washer and dryer.

The lounge leads from the hallway and is a good size, with a front-facing window and feature flame-effect fireplace creating an attractive focal point.

To the side of the property is the ground floor bedroom, providing excellent flexibility as guest accommodation, a teenager's room or additional bedroom. This room benefits from its own ensuite shower room.

To the rear is the impressive living kitchen extension. The kitchen is fitted with a sophisticated range of premium hand-painted units, centred around a large island with venting hob and sink with boiling water tap. Integrated appliances include a fridge freezer, wine cooler, double oven and dishwasher, all neatly incorporated into the kitchen design.

There is ample space for a dining table within the central section of the room, while the far end creates a cosy living area, ideal for relaxing in front of the television. Bi-fold doors flood the room with natural light and, when opened, provide a seamless transition into the garden, making this an exceptional space for entertaining and family life.

The fully paved rear garden offers a private and contemporary outdoor space, with a dedicated area for a hot tub and pergola providing a sheltered seating area. Raised sleeper planting beds contain feature evergreen shrubs, while stylish slatwall fencing and outdoor lighting complete the setting. A side gate provides access back to the front garden.

The first floor landing provides access to three good size bedrooms. Bedroom one benefits from built-in wardrobes, providing useful storage, while the remaining bedrooms offer versatile accommodation.

The family bathroom is finished to an impressive standard, featuring a double-ended bath and separate walk-in shower with a ceiling-mounted rainfall shower head. A feature floating basin and illuminated electric mirror add further contemporary touches.

The property also benefits from solar panels, providing an additional energy-efficient feature and helping to future-proof the home against rising energy costs.

Lounge 15'5" x 12'11" (4.7m x 3.95m)

Kitchen/ Diner 27'0" x 14'4" (8.25m x 4.38m)

Utility 6'10" x 4'9" (2.1 x 1.46m)

Bedroom 1 11'11" x 11'3" (3.64m x 3.43m)

Bedroom 2 11'8" x 11'3" (3.56m x 3.43m)

Bedroom 3 8'11" x 8'3" (2.73m x 2.54m)

Bedroom 4 14'5" x 6'2" (4.4m x 1.9m)

Bathroom 8'4" x 8'2" (2.55m x 2.5m)

Ensuite 6'2" x 4'4" (1.9m x 1.34m)

Agent Notes

Parking: Off street parking via private driveway and garage.

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

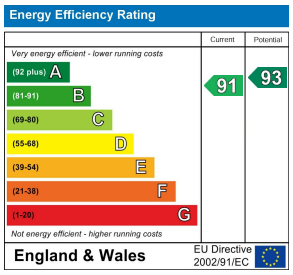
Mobile & Broadband: we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council Tax band C

This property benefits from solar panels which are owned.

Energy Efficiency Graph

Tenure: Freehold



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