



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Fox Haven Humber Lane

£310,000

Welwick Hull, HU12 0SA



A substantial four bedroom detached house, positioned in the heart of this rural village and offered to the market with no onward chain. Ideally placed within a short drive of both the coast and the Humber Estuary, the property has been in the same ownership since new, having been built at the turn of the century, and offers a rare opportunity for a growing family seeking space, flexibility and village living.

The ground floor provides an impressive level of accommodation with three reception rooms in addition to a conservatory, offering a highly versatile layout. This arrangement lends itself well to modern family life, whether for those working from home, families needing separate play and living areas, or those who enjoy entertaining on a larger scale.

The kitchen is fitted with a range of white fronted units and includes a peninsula breakfast bar, along with a range of integrated appliances. A separate utility room and ground floor WC further enhance the practicality of the home.

To the first floor, there are four well proportioned bedrooms, each benefitting from fitted storage. The principal bedroom includes a walk-in wardrobe and en suite shower room, while the remaining bedrooms are served by a family bathroom with shower over bath.

Externally, the property benefits from a gated driveway providing off street parking and access to an adjoining side garage. The rear garden is well presented, mainly laid to lawn with mature planting, a paved patio area and a useful storage shed, creating a private and established outdoor space.







To the front of the property, a gated driveway leads onto a gravelled frontage providing off street parking and access to an adjoining side garage with up and over door.

Pedestrian side access leads through to the rear garden, which is mainly laid to lawn with mature planted borders, a paved patio seating area and a useful timber storage shed, creating a private and established outdoor space.

Entering into the property, a long entrance hallway provides access to the ground floor accommodation, with stairs rising to the first floor and a useful storage cupboard beneath.

A reception room is positioned to the front of the property and is currently used as a study, offering an ideal space for home working or alternatively a playroom or additional sitting room.

The main lounge is a well proportioned reception room with a central gas fireplace providing a focal point. The dining room offers a formal dining space and features glazed doors opening through to the conservatory, which enjoys views over the rear garden.

The kitchen is fitted with a range of white fronted units and a peninsula breakfast bar providing seating. There is a range of integrated appliances including a dishwasher, fridge, oven and hob. From the kitchen there is access to a separate utility room with door leading out to the rear garden, as well as a ground floor WC.

To the first floor, the landing provides access to all four bedrooms, each benefiting from fitted storage. The principal bedroom includes a walk-in wardrobe and en suite shower room. The remaining bedrooms are served by a family bathroom fitted with a shower over the bath.

### Hall

Lounge 16'5" x 11'11" (5.01 x 3.64)

Kitchen 14'5" x 11'11" (4.40 x 3.64)

Utility 6'2" x 6'2" (1.90 x 1.90)

### WC

Study 13'3" x 10'2" (4.04 x 3.12)

Dining Room 17'7" x 10'2" (5.38 x 3.12)

Conservatory 12'0" x 8'8" (3.67 x 2.65)

### Landing

Bedroom 1 14'6" x 11'7" (4.44 x 3.54)

Ensuite 5'9" x 5'6" (1.76 x 1.70)

Bedroom 2 14'9" x 10'3" (4.51 x 3.14)

Bedroom 3 11'10" x 10'3" (3.62 x 3.14)

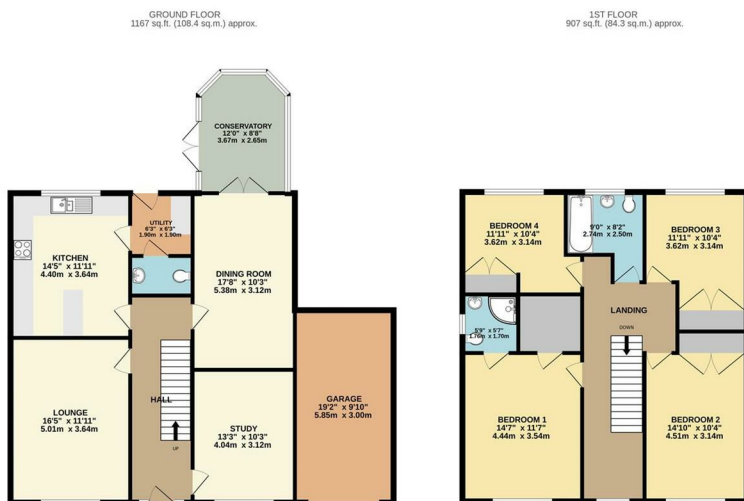
Bathroom 8'11" x 8'2" (2.74 x 2.50)

Bedroom 4 11'10" x 10'3" (3.62 x 3.14)

### Garage

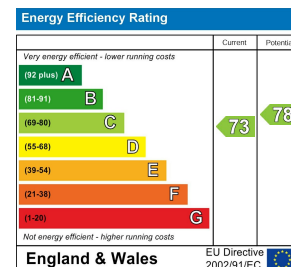
### Agent Note

Parking: off street parking is available with this property  
Heating & Hot Water: via a gas fired combi 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.  
Drainage is by way of a septic tank.



## Energy Efficiency Graph

**Tenure: Freehold**



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