



12 Mill Lane, Withernwick, HU11 4TZ

£289.950



## Charming 3-Bedroom Detached Bungalow in Quiet Cul-De-Sac – Witherwick Village

Nestled in a peaceful cul-de-sac in the ever-popular village of Witherwick, this beautifully presented 3-bedroom detached bungalow offers modern, single-level living in a sought-after rural location.

Tastefully decorated in a contemporary style throughout, the property boasts a spacious and light-filled layout ideal for families, retirees, or those seeking a quieter pace of life. Accommodation includes a welcoming entrance hall, generous lounge, modern kitchen/diner, three well-proportioned bedrooms, and a stylish bathroom.

Externally, the home benefits from a detached garage, ample off-street parking, and a well-maintained garden — perfect for outdoor relaxation or entertaining.

Witherwick is a charming village with a strong sense of community, situated within easy reach of Hornsea and Beverley, offering a perfect balance of countryside living and convenient amenities.



EPC - E  
Council Tax - D  
Tenure - Freehold

### Front Garden

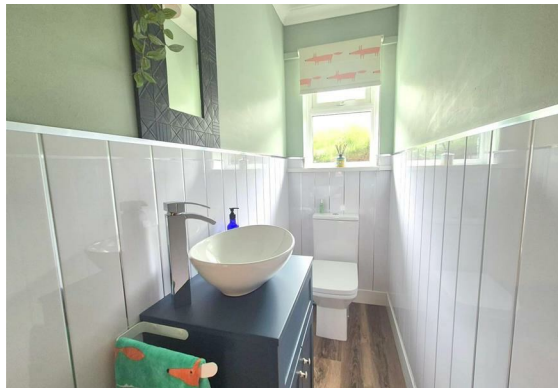
Driveway with parking for up to three cars, grassed area and planted borders.

### Entrance Porch

Includes double doors to porch.

### Entrance Hall

Entrance door situated on the side of the property, leading into the hallway which includes a cupboard, radiator, laminate floor and loft access.



### Lounge

17'10" x 14'11" (5.45 x 4.55)

Includes a front facing window, a log fireplace with a wooden mantle, coving to ceiling, laminate flooring and two radiators.





### **Kitchen Diner**

13'7" x 10'11" (4.16 x 3.34)

This kitchen diner includes a side window, fitted wall and base units, work surfaces, single drainer bowl sink, built in electric hob and oven, extractor fan, laminate flooring, space and plumbing for washing machine.

### **Master Bedroom**

12'10" x 10'5" (3.93 x 3.18)

Window facing the rear of the property, coving to ceiling, radiator and laminate flooring.

### **Bedroom 2**

12'11" x 10'4" (3.94 x 3.17)

Rear window, coving to ceiling, radiator and laminate flooring.

### **Bedroom 3**

8'11" x 7'11" (2.73 x 2.42)

Rear window, coving to ceiling, radiator and laminate flooring.

### **Bathroom**

8'9" x 6'4" (2.68 x 1.94)

Side window, WC, hand wash basin with storage under, panelled bath with shower over, heated towel rail, laminate flooring, shower boarding to walls

### **Seperate WC**

Side window, W.C, hand wash basin with storage under, laminate flooring and coving to ceiling

### **Rear Garden**

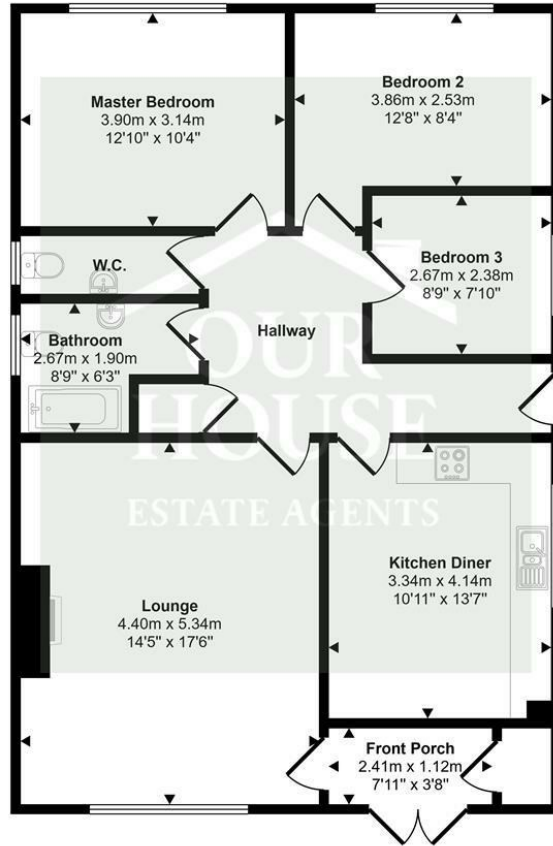
This garden is laid mainly to lawn and includes fenced and hedge boundaries.

### **Garage**

This detached, brick built garage includes an up and over door with power and light points.



Approx Gross Internal Area  
92 sq m / 992 sq ft



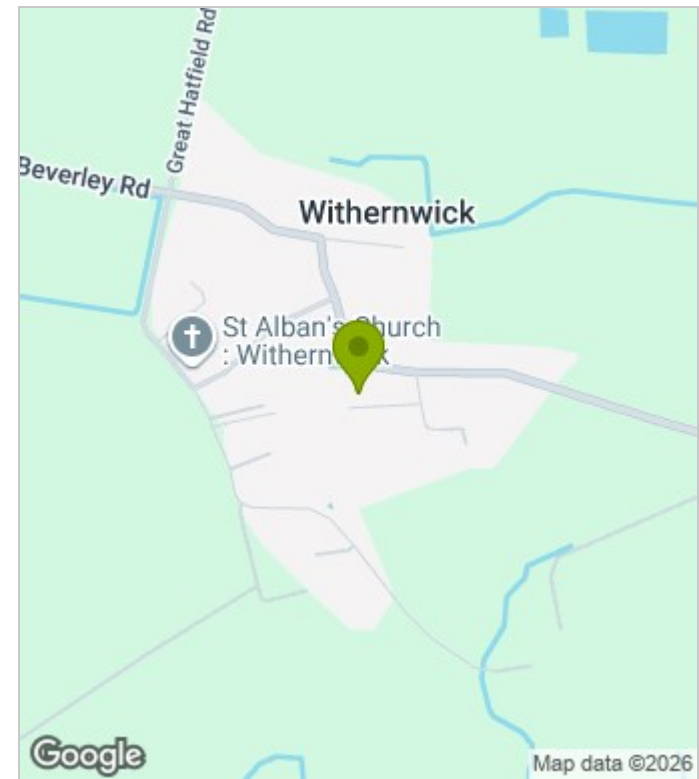
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Our House Estate Agents

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