Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

2 Meadow Drive

Reduced To £275,000

Burstwick, HU12 9FB

4 2 2 C

We are pleased to present to the market this rarely available modern detached house, located on the edge of this sought after village whilst being a short walk from the centre of the village. This well laid out accommodation comprises: hallway, lounge, kitchen diner leading through to the conservatory, downstairs toilet and utility room with four bedrooms (one ensuite) and family bathroom to the first floor. Outside a side driveway provides off street parking and access to single brick built garage, and to the rear is a private and fully enclosed garden, paved for the ease of maintenance. Finished to a high standard throughout and ready for a new owner to move straight into. Offered to the market with the benefit of no chain and vacant possession, this property must be viewed to appreciate all that is on offer, call us today to make an appointment.

Hallway
UPVC front entrance door to hallway with laminate flooring, uPVC window to side aspect, radiator, storage cupboard and stairs rising to the first floor landing.

WC
Useful downstairs toilet with a low level WC, vanity unit hand wash basin, radiator, laminate flooring and a uPVC window with obscured glass.

Lounge 13'9" x 14'11" (4.20 x 4.55)
Well sized lounge with uPVC bay window to front aspect, radiator and feature fireplace with a gas fire and modern white mantel piece.

Kitchen Diner 20'6" x 11'3" (6.25 x 3.45)
Spacious open plan kitchen diner leading on to the sitting room extension to the rear, offering ample storage spaced with a range of wooden kitchen units to the base and walls with complementing worksurfaces and white tiled splash backs. Fitted with a built-in electric oven with gas hob and extraction hood, white sink and draining board with mixer tap and space below for a dishwasher. Space for an American style fridge freezer, laminate flooring, radiator and a decorative feature beam to the ceiling.

Sitting/Day Room 11'1" x 12'0" (3.40 x 3.68)
Rear extension leading from the kitchen providing an additional reception room as a sitting/day room facing the rear garden with a uPVC window, uPVC French doors, tiled flooring and a vaulted ceiling with rustic exposed beams.

Utility 5'8" x 5'4" (1.75 x 1.64)
Useful tiled utility room with matching units to the kitchen, a stainless steel sink with drainer, plumbing for washing machine and tumble dryer, tiled splashbacks, radiator, ceiling light, wall mounted gas boiler and uPVC door leading to the driveway.

Landing
Stairs leading to first floor landing with uPVC window to the side aspect, radiator, loft hatch and storage cupboard with shelving.

Bedroom One 13'1" x 14'9" (4.00 x 4.50)
Well sized master bedroom with ensuite bathroom, radiator and a uPVC window to the front aspect.

Ensuite 6'4" x 4'10" (1.95 x 1.48)
Tiled ensuite bathroom with three piece suite comprising: low level WC, pedestal wash hand basin, shower cubicle with mains fed shower, tiled splashbacks, chrome upright towel radiator, extractor fan and uPVC window with obscured glass to side aspect.

Bedroom Two 10'4" x 11'4" (3.15 x 3.47)
Double bedroom with uPVC window to rear aspect and radiator.

Bedroom Three 9'10" x 9'8" (3.02 x 2.95)
Double bedroom with uPVC window to rear aspect, radiator and laminate flooring.

Bedroom Four 13'3" x 7'0" (4.05 x 2.15)
Double bedroom with uPVC window to front aspect, radiator and a built-in cupboard over the stairs.

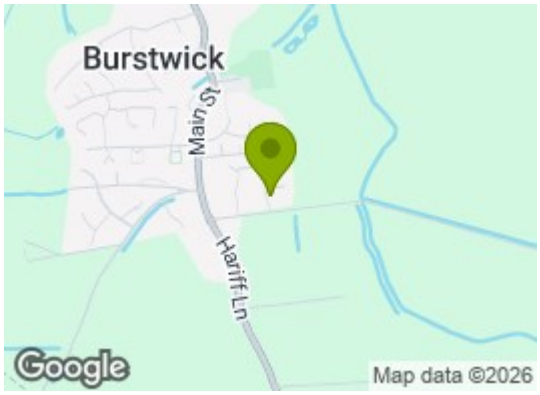
Bathroom 6'6" x 5'8" (2.00 x 1.75)
Family bathroom with tiled flooring and splashbacks, comprising low level WC, panelled bath with central mixer tap, pedestal wash hand basin, radiator and uPVC obscured glass window to side aspect.

Garden
To the rear there is a fully enclosed, fenced garden, paved for low maintenance, with a decked sitting area with pergola, access to the garage.

The front of the property is a decorative stone cobbled frontage and beside this a private gravelled driveway provides off street parking and access to the garage.

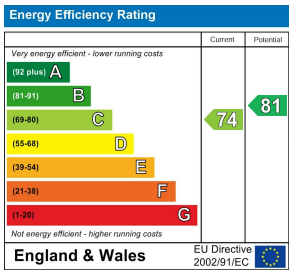
Garage
Single brick built garage with power and a metal up and over door and two further pedestrian doors to the rear garden.

Agent Note
Parking: off street parking is available with this property.
Heating & Hot Water: both are provided by a gas fired boiler.
Council Tax Band: D
Mobile & Broadband: we understand mobile and broadband (fibre



Energy Efficiency Graph

Tenure: Freehold



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 firms employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

The Property Ombudsman
The Property Ombudsman LETTINGS