



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



St Kitts North End

Roos Hull, HU12 0HX

Offers In The Region Of
£210,000



A beautifully styled, move-in ready bungalow offering contemporary living in a highly sought-after village location.

This stunning two-bedroom semi-detached bungalow occupies a deceptively generous plot, boasting extensive off-street parking to the front and a superb west-facing rear garden that enjoys the afternoon sun. The property has been thoughtfully modernised throughout, showcasing stylish décor, wooden flooring for easy maintenance, and a sleek contemporary finish that will appeal to a wide range of buyers – from retirees seeking single-level living to young couples looking for a turnkey home with modern flair.

Every detail has been carefully considered, from the tastefully appointed bathroom to the impressive white-gloss kitchen complete with integrated appliances and contrasting worktops. The bungalow also benefits from a brick-built garage for excellent storage, along with a versatile adjoining room that is ideal as a home office, craft room, studio or compact gym. With demand for bungalows in this village consistently strong, particularly those finished to such a high standard, early viewing is essential to avoid disappointment.





The property is set back from the roadside by a gravelled frontage and side driveway, offering generous off-street parking and access to the brick-built garage (2.75m x 5.30m) complete with an up-and-over door and fitted storage. A gate opens into the large South West-facing rear garden, mainly laid to lawn and fully enclosed for privacy, with a paved patio and BBQ area ideal for outdoor dining and relaxation.

Adjoining the rear of the garage is a highly useful converted room (2.20m x 2.40m) with power and an electric heater – an excellent external office for home working, a hobby space, or even a small gym depending on requirements.

Entering the home via a side door from the driveway, the hallway provides access to all principal rooms. Two double bedrooms sit at the front and rear respectively, while the lounge-diner offers generous living space and features a central fireplace. The bathroom is fitted with a

white suite complete with a dual-head shower over the bath and tiled walls.

To the rear of the home, the contemporary kitchen is fitted with a modern range of white gloss units, contrasting worktops, and integrated appliances including a washing machine, dishwasher, fridge, and freezer. A rear window and door provide pleasant views and access out to the garden.

Heating & Hot Water: both are provided by a gas 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 B

Kitchen 13'1" x 9'10" (4m x 3m)

Lounge/ Diner 17'0" x 10'9" (5.2m x 3.3m)

Bathroom 6'2" x 6'2" (1.9m x 1.9m)

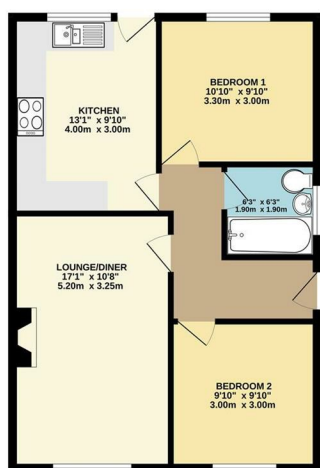
Bedroom 1 10'9" x 9'10" (3.3m x 3m)

Bedroom 2 9'10" x 9'10" (3m x 3m)

AGENT NOTES

Parking: off street parking is available with this property

GROUND FLOOR
613 sq.ft. (56.9 sq.m.) approx.

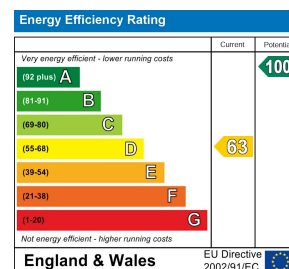


TOTAL FLOOR AREA: 613 sq.ft. (56.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, Goodwin Fox cannot be held responsible for any errors or omissions. The plan is for guidance only and should not be used as a basis for any legal proceedings. The plan is subject to change without notice. Please refer to the property particulars for more information.



Energy Efficiency Graph

Tenure: Freehold



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