



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 8 Elm Garth

£285,000

Roos , HU12 0HH



Set within the highly sought-after village of Roos, this deceptively spacious detached family home offers the perfect blend of modern styling, generous proportions, and village lifestyle living. Finished to a high specification throughout, this impressive home has been thoughtfully designed with family life in mind – from the stunning high gloss kitchen at its heart to the south-facing landscaped garden that acts as a private sun trap for relaxing afternoons and social gatherings.

With four well-proportioned bedrooms and three reception rooms, the home provides flexible living space to suit a variety of needs, whether that be family living, entertaining, or home working. Practical features are equally well considered, including a dedicated utility room – now an essential requirement on any modern family's wish list – alongside ample fitted storage and a garage.

Externally, an extensive brick paved driveway caters perfectly for multi-car households, while the enclosed rear garden has been designed for low maintenance enjoyment, allowing more time to relax and unwind. Homes of this calibre, in such a desirable village setting, are rarely available, so early viewing is highly recommended.





A sweeping block paved frontage provides excellent off street parking for multiple vehicles, whilst also offering kerb appeal with an attractive picket fence and climbing plants. The driveway continues to the side of the property, giving access to the garage for practical storage. A gate opens through to the rear garden, which is fully enclosed and enjoys a south-facing aspect, creating a private sun trap with paved patio areas and low maintenance artificial lawn.

Entering via the side entrance door, the hallway provides access to the ground floor accommodation with stairs rising to the first floor. The lounge is positioned to the front of the property and is centred around a feature fireplace with log burning stove, creating a warm and inviting living space.

The heart of the home is the impressive high gloss fitted kitchen, styled with modern grey units and a full range of integrated appliances, complemented by a range cooker ideal for family meals and entertaining. Leading from the kitchen is a versatile third reception room, perfect as a snug or home office.

The adjoining utility room, an essential feature for modern

family living, keeps everyday practicalities neatly tucked away and also provides access to a ground floor WC. The dining room completes the ground floor, offering an ideal space for family gatherings, with patio doors opening directly onto the rear garden for a seamless indoor-outdoor flow.

To the first floor, a central landing leads to four well-proportioned bedrooms, all benefiting from fitted storage. Bedroom one enjoys the added luxury of an ensuite shower room as well as a walk-in wardrobe. The remaining bedrooms are served by a stylish family bathroom fitted with a bath and shower above.

**Lounge 15'5" x 11'11" (4.71 x 3.65)**

**Dining Room 10'2" x 11'11" (3.10 x 3.65)**

**Kitchen 19'4" x 9'10" (5.90 x 3.01)**

**Snug 9'10" x 8'5" (3.01 x 2.59)**

**Utility Room 6'6" x 5'5" (2.00 x 1.66)**

**WC 5'1" x 1'7" (1.55 x 0.5)**

**Bedroom 1 13'1" x 11'11" (4.00 x 3.64)**

**Ensuite 6'8" x 4'7" (2.04 x 1.40)**

**Dressing Room 7'0" x 4'11" (2.14 x 1.50)**

**Bedroom 2 9'10" x 9'10" (3.00 x 3.00)**

**Bedroom 3 9'10" x 9'10" (3.00 x 3.00)**

**Bedroom 4 11'11" x 10'0" (3.64 x 3.05)**

**Bathroom 8'10" x 6'6" (2.70 x 2.00)**

**Agent Note**

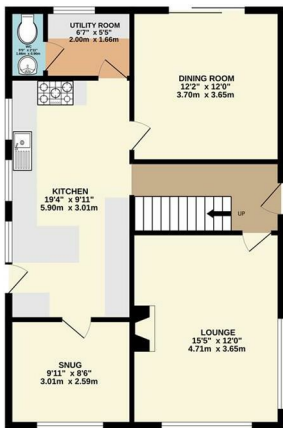
Parking: off street parking is available with this property for multiple vehicles via driveway and garage.

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

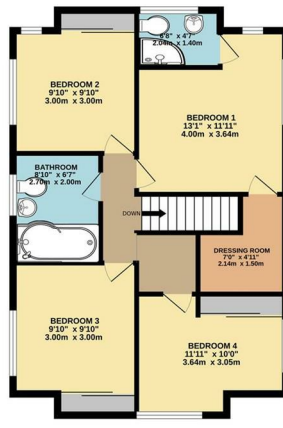
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band D.

GROUND FLOOR  
722 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and not necessarily to scale for any representation or site statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The property, fixtures and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given. Made with Bluebeam®.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
		EU Directive 2002/91/EC	

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