



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 Auction Close

£299,950

Burstwick Hull, HU12 9DB



A beautifully presented three bedroom detached family home, forming part of a small modern development and constructed in 2010. Having had just one owner from new, this executive style property has been lovingly maintained and is ready for a new family to move straight into and enjoy.

Designed with modern family living in mind, the ground floor offers a bright and sociable layout. The lounge flows seamlessly into the open plan kitchen diner, which continues into a garden room overlooking the rear garden, creating an impressive entertaining space and a layout perfectly suited to everyday family life.

The adjoining garage has been thoughtfully partitioned to provide a useful home office whilst retaining valuable storage space, offering the best of both worlds for those working from home or needing additional flexibility. Upstairs, three genuine double bedrooms are complemented by an en suite shower room to the principal bedroom and a modern family bathroom.

Outside, the enclosed rear garden has been attractively landscaped to provide a wonderful space to relax and unwind, with a raised decked seating area ideal for enjoying summer evenings. Together with a driveway providing off street parking, this stylish home offers everything required for comfortable family living.





The property occupies a pleasant position within the cul-de-sac, with a driveway providing off street parking alongside the adjoining garage. A pathway leads to the side of the property, giving access to the enclosed rear garden.

The rear garden is fully enclosed with mature planted borders, including a fruit tree, and features a raised decked seating area providing the perfect setting for al fresco dining or relaxing on summer evenings. To the rear of the garage is an externally accessed store room with power, providing space for a tumble dryer and housing the gas boiler.

Entering into the entrance hall, there is a convenient ground floor WC together with a staircase featuring a timber spindle balustrade rising to the first floor.

Leading through, the lounge enjoys a front facing bay window and decorative fireplace, with double doors opening into the kitchen diner to create a sociable open plan layout.

The kitchen diner is fitted with a range of modern white units incorporating a breakfast bar alongside ample space for a family dining table. Integrated appliances include a built-in oven, gas hob and dishwasher, while a composite sink is positioned beneath a window overlooking the rear garden. The kitchen can also be accessed directly from the

hallway.

Open plan to the kitchen is the garden room, offering an excellent additional reception space with French doors opening onto the garden. This versatile room is equally suited as a family room, dining area or children's playroom.

Beyond the kitchen is a practical utility room with space for white goods and a door leading to the garden. Accessed from here is the partitioned section of the garage, currently utilised as a home office whilst retaining a useful storage area to the front.

To the first floor, a central landing provides access to three generous double bedrooms. The principal bedroom benefits from fitted wardrobes together with an en suite shower room fitted with a multi-jet spa shower cubicle.

Completing the accommodation is the modern family bathroom, fitted with a bath incorporating a shower over, together with a vanity unit providing useful storage.

Lounge 16'7" x 14'6" (5.06m x 4.43m)

Kitchen 20'7" x 10'7" (6.29m x 3.24m)

Garden Room 11'9" x 11'9" (3.6m x 3.6m)

Utility 9'5" x 5'4" (2.88m x 1.63m)

Study 8'8" x 7'1" (2.66m x 2.16m)

Bedroom 1 12'5" x 12'1" (3.8m x 3.7m)

Ensuite 8'2" x 2'11" (2.5m x 0.9m)

Bedroom 2 11'5" x 9'2" (3.5m x 2.81m)

Bedroom 3 10'5" x 10'2" (3.2m x 3.1m)

Bathroom 6'2" x 5'2" (1.9m x 1.6m)

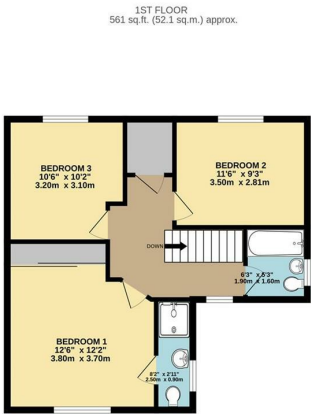
WC

Agent Notes

Parking: off street parking is available with this property.

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.



TOTAL FLOOR AREA: 1412 sq.ft. (131.1 sq.m.) approx.

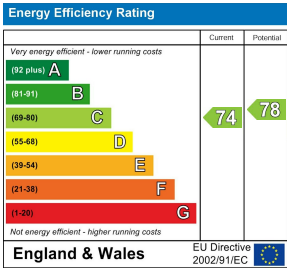
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.

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Energy Efficiency Graph

tenure: Freehold



Council Tax Band D

Services include mains gas and electric

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