

# Whitakers

Estate Agents



## 14 Marritt Way, Keyingham, HU12 9SA

**£210,000**

This Superb SEMI DETACHED DORMER BUNGALOW is set back from the road side and enjoys pleasant aspects of mature trees and shrubbery to the front elevation.

The property has been lovingly upgraded by the current owners to present a turn key opportunity for a new family to move into.

The well proportioned accommodation includes: FOUR good size BEDROOMS offering versatile sleeping arrangements with bedroom Four being on the Ground floor. There is a family BATHROOM, majority-tiled and offers a full suite including a bath, basin, WC and a corner shower enclosure with a thermostatic shower.

There is a contemporary, dual aspect kitchen with a superb range of high gloss units to base and walls and an array of integrated appliances, including full length fridge and freezer, ideal for the culinary member of the family. The LIVING room is bright and spacious with a bay window to the front elevation and double doors opening into the DINING ROOM, having French doors opening out to the rear garden, creating a wonderful space for entertaining family & friends.

Outside there is a GARAGE with ample OFF ROAD PARKING space to the front of the property. The rear GARDEN has been designed for family and gatherings with raised decking, creating ample space for seating, ideal for dining "al fresco"

Location: 14 Marritt Way occupies a desirable plot in a welcoming, well-connected village that effortlessly combines rural appeal with everyday practicality. Residents enjoy a choice of shops, takeaways, pubs, and essential services, plus Keyingham Primary School within walking distance. Regular bus routes connect the village with Hull and nearby coastal destinations. For rail journeys, Hull station is approximately 10 miles away .

Do not delay, arrange your viewing on this family home today!

## Accommodation Comprising

### Entrance & Hallway

Double glazed entrance door to the side elevation opens to welcome you in to view the accommodation on offer with stairs taking you up to the first floor and doors to the ground floor rooms.

### Kitchen 1



### Kitchen 14'7"x 9'5" (4.47x 2.88)



An impressive kitchen, recently fitted, contemporary, high gloss units with complimentary work surfaces and upstands. An array of integrated appliances include full length larder fridge and freezer, dishwasher and washing machine. Built in double oven and microwave, five ring gas hob with extractor hood above. Laminate flooring, radiator and two double glazed windows allowing ample light to flow through.

### Living Room 11'1" x 11'8" (3.38 x 3.56)



A comfortable living room with double glazed bay window to front elevation, radiator and wall mounted living flame effect fire. Double doors open to the dining room.

### Dining Room 11'1" x 10'1" (3.40 x 3.08)



A light and airy dining room with French doors opening out to the rear garden, creating a lovely space for entertaining family & friends. Laminate flooring and radiator.

### Dining Feature French Doors



## Garage & Parking



The open driveway provides ample off road parking space for several vehicles and access to the garage.

## Ground Floor Bedroom 4 11'1" x 8'11" (3.40 x 2.72)



A double bedroom with double glazed window and radiator.

## Family Bathroom 7'8" x 7'3" (2.36 x 2.21)



The bathroom is majority-tiled and offers a full suite including a panelled bath, pedestal wash basin, low level WC and a shower cubicle with a thermostatic shower. Double glazed window, radiator and double glazed obscure window.

## Bedroom One 11'10" x 10'9" (3.63 x 3.28)



A double bedroom with a range of fitted wardrobes, providing ample storage facilities. Double glazed window and radiator.

## Bedroom Two 10'9" x 9'6" (3.30 x 2.90)



A double bedroom with fitted wardrobes and top boxes, providing ample storage. Double glazed window and radiator.

## Bedroom Three 11'1" x 6'8" (3.4 x 2.05)



Currently used as the home office / Study, easily accommodate a single bed with useful built in storage. Double glazed window and radiator.

## Gardens



The rear garden has been designed for family and gatherings and has a lawn area with raised decking to all sides, creating ample space for seating, ideal for dining "al fresco"

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band B

### EPC Rating

EPC rating D

### Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal -

Broadband -

Coastal Erosion - No

Coalfield or Mining Area - No

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations.

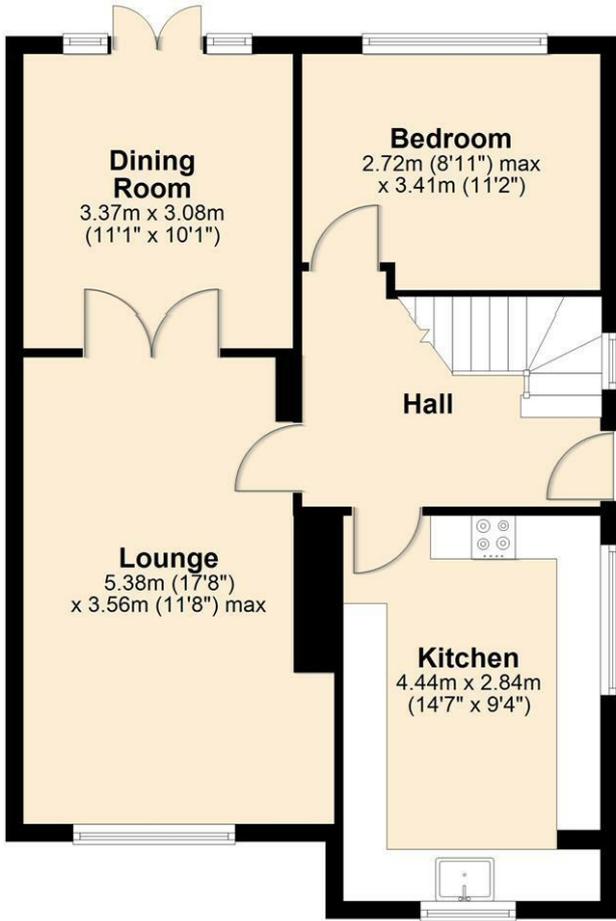
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Whitakers Estate Agent Declaration.

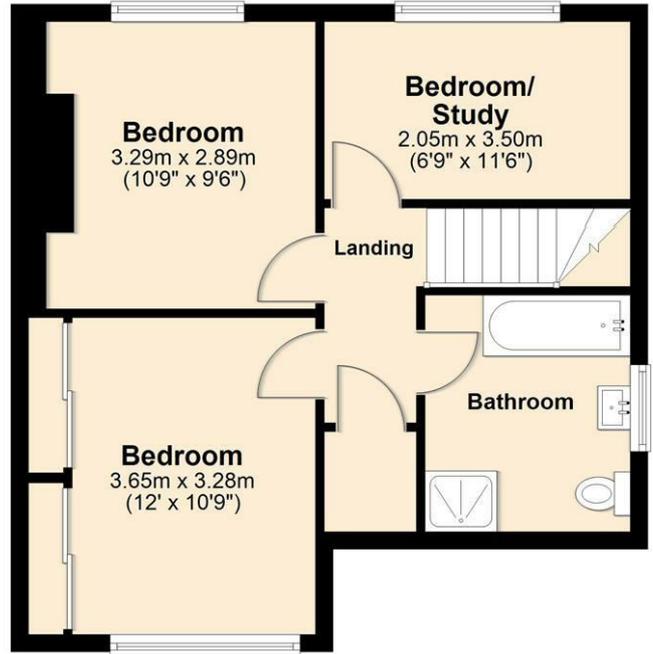
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

## Ground Floor



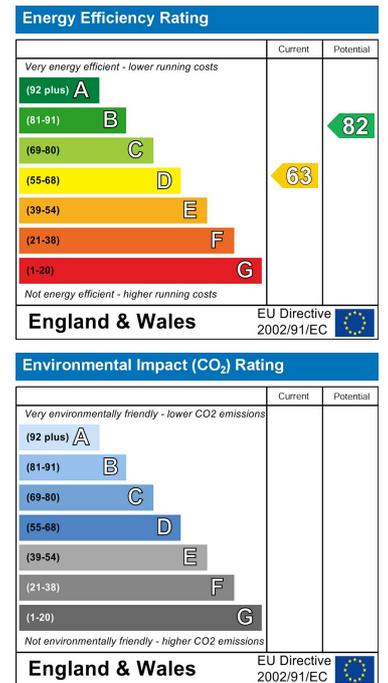
## First Floor



# Area Map



# Energy Efficiency Graph



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.