



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Nutmeg Cottage Rectory Road

£290,000

Roos, HU12 0LD



Built in 2002 to the current owners own high specification is this unique three bedroom detached house, designed and styled in a cottage fashion with exposed ceiling beams and oak flooring, this unique property offers a perfect blend of being a character style property but with all the benefits a modern newbuild brings. Situated on the edge of the village facing out onto farmland and occupying a generous plot with a lovely garden at the rear, cultivated with a wide variety of well established plants and mature fruit trees. With the accommodation comprising: front porch, hallway, ground floor WC, open plan kitchen diner, large integral garage, lounge and side conservatory, to the first floor are three good size bedrooms, with a family bathroom with four piece suite and a further ensuite shower room that has been re-fitted in recent times. With gas central heating and uPVC glazing throughout. Only by internal inspection can the quality this property has to offer be fully appreciated, available to view now via appointment only, contact our office to arrange a viewing sooner rather than later to avoid disappointment.





### Hallway

A uPVC door opens to a front entrance porch that leads through to a central hallway with a staircase at the rear rising to the first floor landing, with a further porch and uPVC door opening out to the garden at the rear. With oak flooring throughout, radiator and beams to the ceiling.

### Kitchen 11'1" x 11'9" (3.40 x 3.60)

Farmhouse style fitted kitchen with wooden fronted units and complementing worktops, with a sunken sink with mixer tap, integrated dishwasher, space for a fridge freezer and with a cream gas fired Aga with a chimney breast effect exposed brick surround housing an extraction fan. With a front facing uPVC glazed bay window, beams to the ceiling, tiled splash backs, spotlights and tiled flooring. Open plan to the dining area and with a door through to the garage.

### Dining Room 8'6" x 11'9" (2.60 x 3.60)

With a uPVC window facing the rear garden, oak flooring, exposed beams to the ceiling and with a radiator.

### Lounge 13'9" x 10'11" (4.20 x 3.35)

With a uPVC glazed bow window to the front aspect, decorative beams to the ceiling, exposed brick inglenook fireplace housing a log burning stove, radiator, oak flooring, stained glass internal feature window and a glazed door through to the conservatory.

### Conservatory 9'10" x 10'9" (3.00 x 3.30)

Pleasant conservatory providing an additional seating area with tiled flooring, radiator and French doors to the rear garden.

### WC

Ground floor WC with counter top basin, with a radiator, uPVC window and extraction fan.

### Landing

Stairs rise and turn onto the landing with a uPVC window to the side aspect, radiator and loft hatch. A deep walk-in cupboard with hang rail provides plenty of useful storage space.

### Bedroom One 11'1" x 18'4" (3.40 x 5.60)

Spacious bedroom with two uPVC rear facing windows, two radiators and the ensuite.

### Ensuite 8'6" x 5'6" (2.60 x 1.70)

Recently re-fitted bathroom fitted with a white suite comprising of a full width shower cubicle with a mains fed dual headed shower, WC and pedestal basin. Stone effect tiled walls, period style towel radiator and a uPVC window.

### Bedroom Two 8'8" x 16'4" (2.65 x 5.00)

Double bedroom with a front facing uPVC window and radiator.

### Bedroom Three 8'6" x 10'7" (2.60 x 3.25)

Third bedroom with a radiator and front facing uPVC window.

### Bathroom 7'4" x 11'7" (2.25 x 3.55)

Family bathroom with a four piece bathroom suite comprising of a quadrant shower cubicle with a mains fed shower, roll top free standing bath, WC and pedestal basin. With tiled flooring and tiled splash backs, radiator and uPVC window.

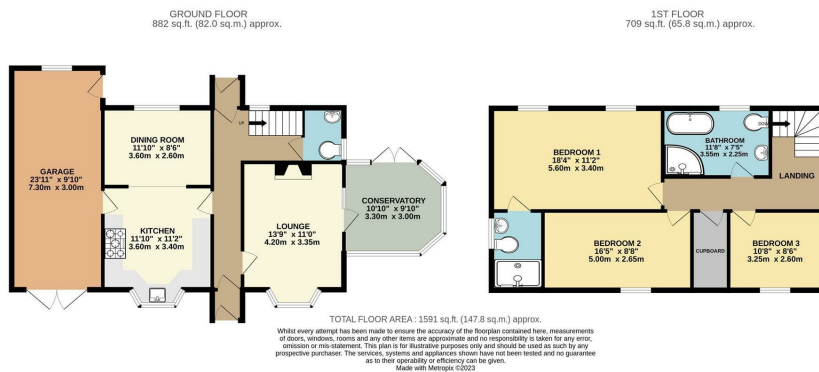
### Integral Garage 23'11" x 9'10" (7.30 x 3.00)

Large garage with wooden double vehicular doors to the front driveway, a uPVC window to the rear and uPVC door to the rear garden. With power and lighting laid on, fitted storage units, space/plumbing for a washing machine and dryer and also housing the gas fired boiler.

### Garden

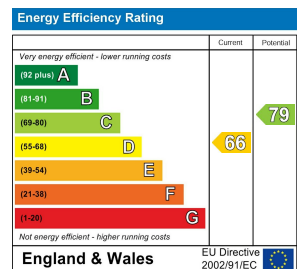
To the front of the property is a brick paved driveway providing off street parking and giving access to the garage. With a pathway to the front entrance porch and with a laid to lawn garden screened by well established hedges and with a mature apple tree. A gate gives access down the side of the property through to a good size garden at the rear.

To the rear is a cabin style summerhouse with tiled seating area to the front and partitioned to have a storage shed arrangement at the back, leading from this is a laid to lawn garden with various planted areas, mature shrubs and fruit trees, enclosed to all sides by fenced boundaries for privacy. A paved patio area under a pergola adjoins the conservatory and leads through to a secluded seating area. With a greenhouse and vegetable plot.



## Energy Efficiency Graph

**Tenure: Freehold**



Council tax band D.

Services include mains gas, electric and drainage connections.

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