



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



11 Compton Drive

Asking Price £195,000

Keyingham, HU12 9RR



This well-presented semi-detached dormer bungalow is located on a quiet cul-de-sac in Keyingham, within easy reach of local amenities. Updated by the current owners, the property offers spacious and practical accommodation, ideal for a range of buyers including families or those looking to downsize without compromising on space.

Recent improvements include new internal doors and flooring throughout, along with updated uPVC glazing and gas central heating, ensuring the home is ready to move straight into. The accommodation comprises an entrance hallway with a useful walk-in storage cupboard, a bright L-shaped lounge to the front, and a modernised ground floor bathroom fitted with tiled walls and a bath with overhead shower. To the rear, the open-plan kitchen diner provides a sociable living space and leads through to a large conservatory, offering additional reception space and views over the garden.

To the first floor are three well-proportioned double bedrooms, all neutrally decorated and offering flexibility for family living, guest space or home working.

Externally, the property stands on a generous plot with a good-sized rear garden featuring established planting and plenty of outdoor space. A gated driveway runs alongside the property, leading to a garage at the rear, and provides off-road parking for multiple vehicles.

A spacious and well-maintained home in a convenient village location – viewing is recommended to fully appreciate the accommodation on offer.





A uPVC side entrance door opens into the hallway with stairs to the first floor, laminate flooring, radiator and a large walk-in storage cupboard.

To the front is an L-shaped reception room with two uPVC bow windows, fitted blinds, two column radiators, under-stairs storage and a modern fireplace with electric fire.

The ground floor bathroom is fitted with a white three-piece suite including a panelled bath with shower over, vanity basin and WC, finished with tiled walls, towel radiator and an obscured uPVC window.

The open-plan kitchen spans the rear of the property and is fitted with cream gloss units, granite-effect work surfaces and tiled splashbacks. A peninsula unit incorporates a porcelain sink, with space for a freestanding cooker and plumbing for a washing machine. Additional features include a column radiator, built-in cupboard, panelled ceiling and laminate flooring. Patio doors lead through to the

conservatory.

The conservatory is of uPVC construction with a radiator and French doors opening onto the rear garden.

To the first floor are three double bedrooms, one with eaves storage.

Outside, there is a detached garage with power, a large enclosed rear garden mainly laid to lawn with mature planting, a pergola seating area, greenhouse and two sheds. A gated side driveway provides off-street parking for multiple vehicles, with further hardstanding to the front.

Hall

Lounge 20'0" x 14'9" (6.10 x 4.50)

Bathroom 7'2" x 5'2" (2.20 x 1.60)

Kitchen Diner 20'4" x 10'2" (6.20 x 3.10)

Conservatory 20'4" x 11'3" (6.20 x 3.45)

Bedroom One 18'4" x 9'10" (5.60 x 3.00)

Bedroom Two 9'2" x 14'1" (2.80 x 4.30)

Bedroom Three 8'6" x 9'6" (2.60 x 2.90)

Garage

Garden

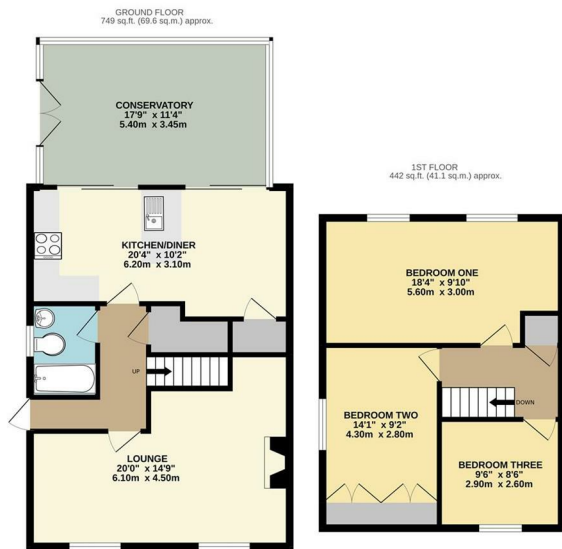
Agent Note

Parking: off street parking is available with this property.

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

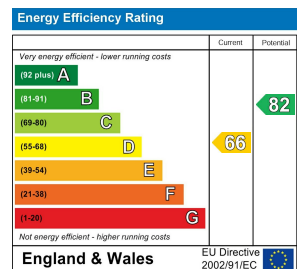
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band B.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections, however these have not been tested by the agent.

Council tax is paid to the East Riding of Yorkshire Council, from internet enquires we are informed the property is in valuation band B.

Upon entering Keyingham continue through the village and turn onto Saltaugh Road by the side of The Ship public house, continue down this road and turn right onto Ings Lane then immediately left onto Compton Drive where this property is on the right hand side.

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/give any representation or warranty in respect of the property.

