



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## Foxglove Northside Road

Asking Price £250,000

Hollym, HU19 2RS



A very spacious four bedroom detached home, set within the rural village of Hollym, occupying a generous plot and a layout that offers excellent flexibility for a wide range of buyers.

Ideal for family living, the property provides four bedrooms in total, with two located on the ground floor and two to the first floor, making it equally suited to growing families, those seeking ground floor living, or buyers wanting plenty of space for visiting friends and family.

Externally, the home offers a rare amount of practicality. Two separate driveways provide ample off street parking, with enough space for multiple vehicles and potential room for a caravan or motorhome if desired. A double garage further enhances the appeal, offering excellent storage, workshop or hobby space.

To the rear, the south facing garden is a real highlight – of a particularly good size, laid mainly to lawn and backing directly onto paddock land, meaning it enjoys a private, unoverlooked feel and provides a superb space for children to play or for outdoor entertaining.

Internally, this is a home designed around space. A large front-to-rear lounge with patio doors to the garden offers generous living accommodation, while the open plan kitchen diner creates a sociable





To the left hand side of the property is a side driveway providing off street parking, while to the right hand side a further driveway offers additional parking in front of the double garage with twin garage doors. The garage itself provides excellent storage and workshop space, ideal for hobbyists or practical family use.

To the rear is a large south facing garden, laid mainly to lawn with patio seating areas and a useful storage shed. Backing directly onto paddock land, the garden enjoys an open outlook and a good degree of privacy.

Entering through the front entrance porch, you step into a welcoming central hallway with stairs rising to the first floor and access leading to all principal ground floor rooms.

The lounge is particularly generous in size, stretching from front to rear and offering ample space for both living and dining furniture, with patio doors opening onto the rear garden.

Also on the ground floor are two double bedrooms along with the family bathroom, making the property well suited to buyers requiring the option of ground floor living.

Continuing through, the open plan kitchen diner provides further excellent living space, fitted with a range of units along with an

eye level oven and separate hob. Tiled flooring runs throughout, and a door leads through to a side entrance porch with access out to the garden.

To the first floor are two further double bedrooms, both set within dormers, while the landing provides multiple access points into the undeveloped eaves space, offering excellent storage and exciting potential for future adaptation, subject to the relevant permissions.

**Porch/Hallway**

**Lounge 28'4" x 12'9" (8.65 x 3.90)**

**Kitchen Diner 28'2" x 10'9" (8.60 x 3.30)**

**Bathroom 8'10" x 5'6" (2.70 x 1.70)**

**Bedroom Three 13'1" x 10'9" (4.00 x 3.30)**

**Bedroom Four 9'0" x 11'7" (2.75 x 3.55)**

**Landing/Eaves**

**Bedroom One 12'7" x 14'9" (3.85 x 4.50)**

**Bedroom Two 12'5" x 9'6" (3.80 x 2.90)**

**Garage**

**Garden**

**Agent Note**

Parking: off street parking is available with this property via a private 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.

The property is connected to mains drainage and mains gas.

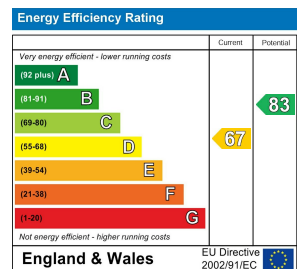
The property benefits from a septic tank system which is connected to the mains drainage network.

The loft has been prepared for future development, with structural beams already installed, offering excellent potential for a loft conversion (subject to the necessary permissions).



**Energy Efficiency Graph**

**Tenure: Freehold**



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