



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



### 3 Seymour Road

Keyingham, HU12 9TL

Offers In The Region Of  
**£235,000**



This beautifully presented semi-detached dormer bungalow is a rare find, with four spacious double bedrooms and two well-appointed bathrooms, this home offers a truly welcoming feel throughout and ample living space for a growing family or those seeking comfort, space, and versatility.

The property boasts a high specification and high-quality finish throughout, with contemporary décor and a spacious well-appointed kitchen diner with integrated appliances and being open plan to the lounge, creating a welcoming and sociable layout that is ideal for entertaining and is the real heart of the home.

Outside, the property features a block-paved driveway that can easily accommodate three cars, along with a separate garage for additional storage needs. The landscaped rear garden, which faces West and receives the sun from late morning until sunset, is the perfect spot for enjoying the sun and unwinding after a long day.

This exceptional property truly must be seen to be appreciated. Its combination of quality, space, and outdoor charm makes it a standout choice for anyone looking to settle in this delightful area. If you are looking for somewhere that is ready to just move straight into then don't miss the opportunity to make this stunning property your new home.





The sellers are also offering the property partially furnished, making it an even more effortless move. This can include the built-in double wardrobe in the master bedroom, wardrobes and side tables in the additional bedrooms, dining table and four chairs, integrated double oven, large fridge, under-counter freezer, dishwasher, microwave and washing machine. All curtains and blinds are also included, and the garden's hot tub, bar and large parasol can remain – allowing you to enjoy outdoor living from day one.

A block paved front driveway with extended dropped kerb spans the property's full frontage, comfortably providing off street parking for three cars without any obstructions. Gated access leads to an enclosed area beside the property, with a further gate opening through to a West facing garden at the rear, beautifully landscaped, with a raised decking patio area that receives the sun all afternoon and evening, with raised borders and fenced boundaries to all sides for privacy. Enjoy long sunny afternoons on the decked patio, unwind in the hot tub beneath the wooden pergola, or host summer gatherings at the cocktail bar and BBQ area. The garden also features landscaped artificial lawn for low maintenance upkeep. A brick built detached garage provides useful workshop/storage space and has a

boarded loft for maximising storage potential.

Inside, the property continues to impress. A recessed front entrance door opens into the welcoming hallway with a built-in storage cupboard and staircase to the first floor. With access leading from the hallway to a ground floor family bathroom with a vanity unit with WC and a bath with shower above. Continuing through to the heart of the home is a contemporary open-plan kitchen diner fitted with a range of sleek gloss units with integrated appliances, breakfast bar and space for a dining table. This seamlessly flows into the open plan lounge with a bright, sociable layout and is perfect for both everyday living and entertaining, with French doors opening onto the rear garden to extend your living space outdoors. A versatile reception room/double bedroom with under-stairs-storage completes the ground floor.

Upstairs, the central landing leads to three first floor double bedrooms. The master bedroom includes a built-in double wardrobe and benefits from an ensuite with a vanity basin with WC and a large walk-in shower. The back double bedroom includes a built-in storage cupboard and the fully boarded loft space, which spans the full property and accessible via a laddered hatch, offers excellent additional storage.

## Hallway

**Bathroom 8'4" x 5'6" (2.55 x 1.70)**

**Kitchen Diner 23'11" x 9'10" max (7.30 x 3.00 max)**

**Lounge 14'11" x 10'9" (4.55 x 3.30)**

**Ground Floor Bedroom/Sitting Room 11'11" x 10'9" (3.65 x 3.30)**

**Landing 5'4" x 10'9" (1.65 x 3.30)**

**Bedroom One 11'9" x 9'10" (3.60 x 3.00)**

**Ensuite 6'6" x 8'10" max (2.00 x 2.70 max)**

**Bedroom Two 6'6" x 17'0" (2.00 x 5.20)**

**Bedroom Three 11'5" x 10'7" (3.50 x 3.25)**

## Agent Note

Parking: off street parking is available with this property.  
Heating & Hot Water: both are provided by a gas fired boiler.

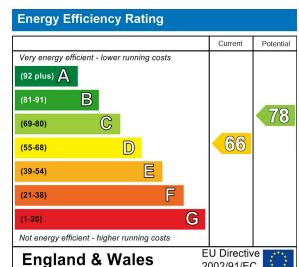
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band C.



## Energy Efficiency Graph

**Tenure: Freehold**



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.