



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The New Rectory Rectory Road Offers In The Region Of £550,000

Roos HU12 0LD



No expense has been spared in creating this truly spectacular family home, situated in a secluded plot on the edge of the village and surrounded by fields to three sides for privacy, having been greatly extended to provide some 2000sqft of living space and every aspect of which has been finished to a very high specification and great standard of finish, with premium fixtures and fittings throughout including solid oak doors, a bespoke handmade oak and glass staircase, south facing solar panels with solar immersion water heating and with a stunning kitchen with granite worktops, integrated appliances and bi-fold doors with electric blinds that face out over the garden and fields beyond; this spectacular home is a true credit to the current owners and simply must be seen to appreciate the level of detail and immaculate finish of this superb property. The accommodation comprises: entrance hall, utility with WC, open plan kitchen diner, formal dining room, lounge with log burner and a multi-purpose third reception room currently used as a snug, to the first floor is a contemporary shower room, four bedrooms all with fitted wardrobes, a shower room, and with bedroom one including an en-suite and a fitted dressing area along with a Juliet balcony catches the setting sun on an evening. Externally is a gated driveway providing plenty of parking, a detached double garage, West facing patio area and external garden room.





Entrance Hall

A recessed front door opens to a central hallway with two built-in cupboards, two radiators, side facing uPVC window and a hand made oak staircase with contemporary glass balustrade rising to the first floor.

Utility & Ground Floor WC

12'11" x 6'6" (3.95 x 2.00)

Fitted with a bank of units to one wall housing a sink and drainer with mixer tap, space/plumbing for a washing machine and dryer, with tiled flooring, a grey column radiator and with uPVC windows and door opening to the driveway. Accessed via the utility is a ground floor WC, with a wall hung basin with feature wall tiling, tiled flooring and a grey column radiator.

Kitchen Diner

20'4" x 18'0" max (6.20 x 5.50 max)

Superb open plan dual aspect kitchen diner, well appointed with a range of modern units with polished granite worktops and matching island unit housing an electric hob with a ceiling extraction hood set in a floating feature ceiling. Fitted with a range of Neff appliances including an oven, steam oven & microwave oven, along with an integral dishwasher and drinks fridge. With an under mount 1.5 bowl sink and drainer with mixer tap, additional prep sink set in the island unit, grey vertical radiator, tiled flooring with electric underfloor heating, ceiling spotlights along with accent lighting to the kitchen units, front facing uPVC window and anthracite four pane bi-fold doors with electric blinds that open onto the West facing patio and flood the room with natural lighting.

Dining Room

11'2" x 20'8" (3.42 x 6.30)

Formal dining room with built-in wine display unit, wooden flooring, radiator, uPVC windows to the side and rear along with a door to the garden.

Lounge

19'0" x 18'0" into bay (5.80 x 5.50 into bay)

Spacious living room with a side bay with French doors looking out onto the garden, two radiators and with a feature wall with display alcoves and log stores set beside an inglenook exposed brick fireplace housing a log burning stove set on a slate hearth.

Snug

11'3" x 13'1" (3.45 x 4.00)

Third reception room, ideal as an office, playroom or snug, with two radiators and two uPVC windows.

Landing

Stairs lead onto the landing with a glass balustrade and

providing access to all first floor rooms, with a side facing uPVC window, two radiators, loft access, built-in shelved cupboard and a further airing cupboard housing the gas fired boiler and hot water cylinder that also benefits from solar immersion, so the solar panels heat the water tank to provide free hot water through the day.

Bedroom One

13'1" x 11'1" (4.00 x 3.40)

Rear en-suite bedroom with built-in wardrobes along with a fitted dressing area (2.30 x 2.00), two radiators, dual aspect uPVC windows and French doors with a glass Juliet balcony, providing unobstructed views that stretch out over open fields for miles around and the ideal spot to sit and watch the sun set on an evening.

En-Suite

7'10" x 7'0" (2.40 x 2.15)

Comprising of a walk-in shower cubicle, close coupled WC and floating vanity unit with lit mirrored cabinet above, with a feature towel radiator, spotlights, uPVC window and tiled splash walls.

Bedroom Two

12'7" x 11'3" excluding recess (3.85 x 3.45 excluding recess)

Double bedroom with a fitted wardrobe to one wall, radiator and side facing uPVC window.

Bedroom Three

10'9" x 11'3" excluding wardrobe (3.30 x 3.45 excluding wardrobe)

Double bedroom with a side facing uPVC window, built-in wardrobe and radiator.

Bedroom Four

11'3" x 7'2" excluding wardrobe (3.45 x 2.20 excluding wardrobe)

Single bedroom with built-in wardrobe, front facing uPVC window and radiator.

Shower Room

7'0" x 7'10" (2.15 x 2.40)

Comprising of a walk-in shower with shower nook and dual shower, floating vanity unit with lit mirrored cabinet above, close coupled WC, ceiling spotlights, uPVC window, towel radiator and tiled splash walls with feature tiling.

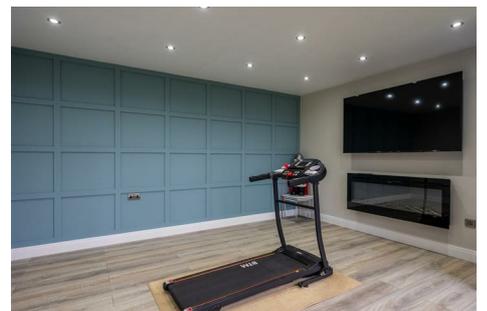
Garden

The property is set in a secluded plot surround by open fields, comprising of laid to lawn gardens enclosed by fenced boundaries to all sides. The property is accessed via a set of gates the lead onto a tarmac driveway providing off street parking for multiple cars and access

to a double skin insulated double garage with twin electric doors, with attic style trusses for loft storage and complete with a toilet and basin. Stepping out at the rear of the property is a paved area of garden with a Pergola and hot tub below (could potentially be available via separate negotiations if desired) this continues onto an elevated patio area facing out over fields and the rear. Seated within the garden is a custom made garden building with power laid on, bi-fold doors and larch cladding, providing a great space for a variety of uses such as a home gym, bar or treatment room etc.

Agent Note

Parking: off street parking is available with this property Heating & Hot Water: both are provided by a gas fired boiler and solar immersion auxiliary heating. 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. Solar panels are owned and have a feed-in tariff that generates the owners approximately £800 per annum based on their usage.



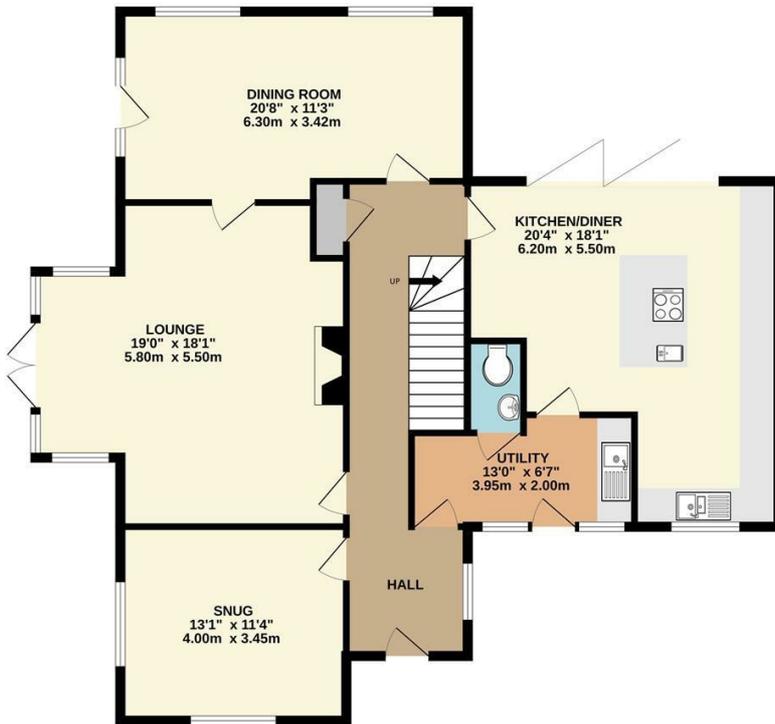


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GROUND FLOOR
1280 sq.ft. (118.9 sq.m.) approx.



1ST FLOOR
882 sq.ft. (81.9 sq.m.) approx.



TOTAL FLOOR AREA : 2161 sq.ft. (200.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council tax band D.

The property is connected to mains gas and mains drainage.

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

