



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 The Brambles

£215,000

Easington, HU12 0SR



A modern detached four bedroom family home, situated on a corner plot in the coastal village of Easington, just a short distance from the beach and offered to the market with vacant possession and no chain involved.

Neutrally finished throughout and complemented by neutral grey carpets, this well presented home provides a blank canvas for a new owner to move straight in and add their own decorative touches over time.

Designed with family life in mind, the accommodation offers four bedrooms, including a principal bedroom with en-suite shower room and Juliet balcony, providing excellent space for growing families.

The kitchen diner forms the heart of the home, offering a sociable everyday living space, while a separate front-to-rear lounge and a useful utility room add both flexibility and practicality.

Outside, the property enjoys a fully enclosed rear garden, mainly laid to lawn, together with a detached brick built garage and side driveway providing off street parking.

Ready to move into and offered with no onward chain, this is an excellent opportunity for buyers seeking a modern home in a popular coastal village setting.





A side driveway provides off street parking and leads through to the detached brick built garage.

A gate opens into the fully enclosed rear garden, which is of a good size and mainly laid to lawn, providing a secure and versatile outdoor space.

Entering through the front entrance door, the hallway has stairs rising to the first floor landing, together with a ground floor WC for convenience.

The lounge extends from front to rear, creating a bright and spacious reception room, with French doors opening out onto the rear garden.

The kitchen diner is also a generous size and fitted with modern high gloss units, providing ample storage and worktop space. French doors open directly onto the rear garden, while a useful fitted utility area leads off the kitchen and includes its own entrance door from the

driveway.

To the first floor, a central landing gives access to the family bathroom and four bedrooms.

The principal bedroom enjoys a rear facing Juliet balcony overlooking the garden and also benefits from its own en-suite shower room.

Hallway

Lounge 16'8" x 12'1" (5.1m x 3.7m)

Kitchen 21'3" x 10'9" (6.5m x 3.3m)

WC 6'10" x 3'3" (2.1m x 1m)

Utility Room 7'6" x 6'10" (2.3m x 2.1m)

Bedroom 1 13'5" x 10'9" (4.1m x 3.3m)

Bedroom 2 11'9" x 8'10" (3.6m x 2.7m)

Bedroom 3 12'1" x 7'10" (3.7m x 2.4m)

Bedroom 4 8'10" x 8'2" (2.7m x 2.5m)

Bathroom 6'6" x 5'10" (2m x 1.8m)

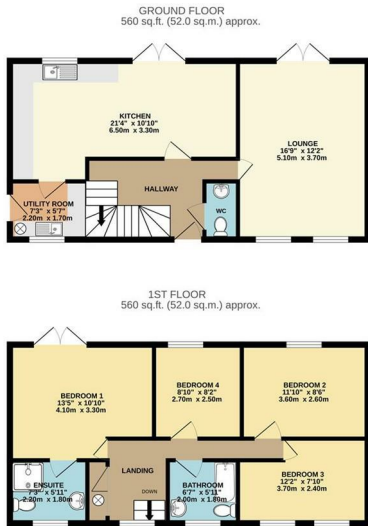
Garden

AGENT NOTES

Parking: off street parking is available with this property.

Heating & Hot Water: heating is provided by a gas fired boiler and water tank provides the hot water.

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.



TOTAL FLOOR AREA: 1120 sq.ft. (104.1 sq.m.) approx.
These energy ratings have been calculated using the Standard Assessment Procedure (SAP) 10.2. The energy ratings are based on the information provided in the particulars of sale and are not intended to be used for any other purpose. The energy ratings are based on the information provided in the particulars of sale and are not intended to be used for any other purpose. The energy ratings are based on the information provided in the particulars of sale and are not intended to be used for any other purpose.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(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	

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.

