



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Bungalow Smook Hills Road

Asking Price £325,000

Hollym, HU19 2QQ

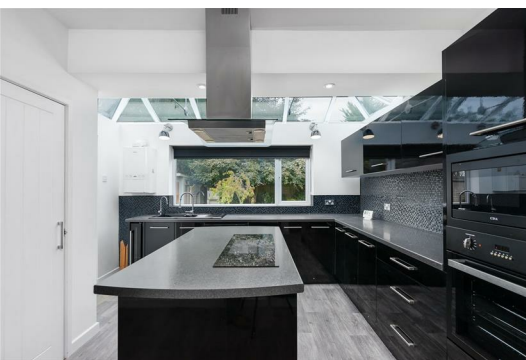


We are delighted to present this superb detached bungalow, finished to an exceptional standard and offering both style and comfort in equal measure. Recently extended with a stunning conservatory, it provides an inviting space to sit back and take in uninterrupted views over the well-kept garden and open fields beyond – a truly tranquil backdrop.

Tucked away at the end of a small lane, the property enjoys a peaceful semi-rural position with views stretching for miles, while still being less than a mile from the nearest town for everyday shops, amenities, and the beach. It's the perfect balance of countryside living with coastal convenience.

Inside, the accommodation flows from an entrance hall into a generous lounge diner with multi-fuel burner, ideal for cosy winter evenings, and a modern kitchen with central island and lantern roof that floods the space with natural light – perfect for relaxed family meals or entertaining friends. The four-piece bathroom and three double bedrooms, including one with en-suite shower, ensure comfort for family and guests alike.

Outside, a large gravelled frontage provides ample parking for multiple vehicles, along with a substantial garage. To the rear, the private south-facing garden offers an idyllic escape, ideal for summer dining, pottering in the borders, or simply enjoying sunsets over the open fields. This is more than just a house – it's a home that offers space, serenity, and a lifestyle to be savoured. Offered with vacant possession and no chain involved, early viewing is strongly recommended.







Tucked away on a generous plot adjoining open fields, this beautifully presented and extended three-bedroom bungalow offers spacious, stylish living in a wonderfully private setting.

A welcoming hallway leads into a stunning 25ft dual-aspect lounge diner, where a large bay window floods the room with light and French doors open into the newly added conservatory. With wooden flooring, a modern vertical radiator and a feature fireplace housing a multi-fuel stove, this space is perfect for both family living and cosy evenings by the fire. The conservatory itself provides a tranquil retreat with its pitched glass roof, patterned tiled flooring and doors opening straight onto the south-facing garden.

The heart of the home is the contemporary kitchen, finished with sleek black gloss units, a central island with induction hob and bar seating, built-in appliances including an oven, microwave and wine cooler, and a vaulted skylight that fills the space with natural light. A useful walk-in cupboard adds practical storage.

The property offers three well-proportioned double bedrooms, the principal of which boasts French doors to

the garden and a modern en-suite shower room. The further bedrooms are served by a stylish four-piece family bathroom with both a bath and walk-in shower.

Set within mature, landscaped gardens, the outside space is equally impressive. To the front, a pillared entrance opens onto a gravelled driveway providing parking for several cars, along with a further overflow parking area. The south-facing rear garden enjoys open countryside views and is laid mainly to lawn with decked and paved seating areas, a screened hot tub space, summerhouse and well-planted borders.

Completing the property is a large garage with boarded loft storage and a rear craft/workshop space, fitted with storage units, sink, water heater and plumbing for a washing machine — ideal for hobbies or flexible use.

This superb home combines modern living with a peaceful, semi-rural setting, just moments from town amenities and the coast — a perfect retreat ready to move into and enjoy.

#### Hallway

Lounge Diner 25'3" x 11'5" into bay (7.70 x 3.50 into bay)

Conservatory 16'4" x 11'5" (5.00 x 3.50)

Kitchen 16'10" x 12'9" (5.15 x 3.90)

Bathroom 10'2" x 5'4" (3.10 x 1.65)

Bedroom One 13'1" x 10'7" (4.00 x 3.25)

Ensuite 10'7" x 3'11" (3.25 x 1.20)

Bedroom Two 9'10" x 8'6" (3.00 x 2.6)

Bedroom Three 7'6" x 10'4" (2.30 x 3.15)

#### Garden

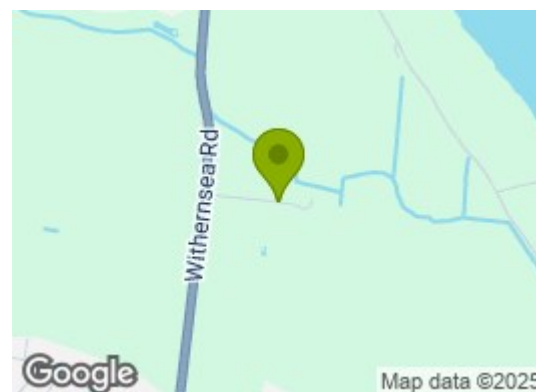
Garage 14'6" x 18'1" (4.42 x 5.52)

#### Agent Note

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

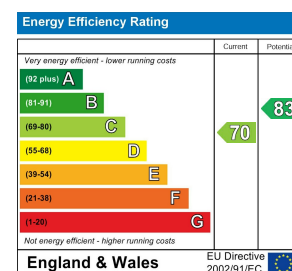
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Drainage is by way of a septic tank. (Newly installed bio-digester)



## Energy Efficiency Graph

Tenure: Freehold



Council Tax Band A .

The property is serviced by mains gas and a septic tank

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