Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



26 Beech Avenue

Offers Over £260,000

Thorngumbald Hull, HU12 9QP

4 2 2 D

A modern and neutrally styled four bedroom detached family home, occupying a generous plot within this popular village location, ideally placed for an easy commute to Hull and just a short drive from the coast.

Designed with family living in mind, this well balanced home offers four bedrooms, a spacious front-to-rear lounge, and a sociable open plan kitchen diner, along with the everyday practicality of an entrance porch with storage and a ground floor WC.

Outside is where this property really sets itself apart. The south facing rear garden enjoys sunshine throughout the afternoon and has been thoughtfully landscaped for low maintenance living, with artificial grass and resin patio areas creating a private and inviting space to relax and entertain.

The double garage has been cleverly reconfigured to provide a single garage for storage along with a dedicated home bar and seating area, opening directly onto the garden via French doors—an ideal setup for summer gatherings and entertaining friends.











Gates open onto a private driveway, comfortably accommodating up to four vehicles, while the rail-topped walled frontage adds both kerb appeal and security.

A gate leads through to the south facing rear garden, which is fully enclosed and not overlooked, creating a private and sunny outdoor retreat. Designed for ease of maintenance, the garden features artificial grass along with resin patio seating areas, offering excellent space for relaxing and entertaining.

Positioned off the garden, French doors open into the home bar, fitted with a built-in bar area and fixed seating, making it a fantastic social space. An internal door leads through to the remaining garage section, which retains an up-and-over door for useful storage. (Please note the second garage door has been covered internally.)

Beyond the garage is a timber framed outbuilding, fitted with power and accessed via French doors from the garden as well as a separate entrance from the driveway. Divided into two rooms, it offers excellent versatility as a home gym, office, games room or business space.

Entering the house through the front entrance porch, there is useful built-in storage for shoes and coats, along with stairs rising to the first floor.

One door leads into the front-to-rear lounge, a bright and spacious reception room with a front facing window and French doors opening out to the rear garden.

A second door from the hallway leads into the front-to-rear kitchen diner, fitted with modern black gloss units, a built-in oven and hob, and space for white goods. A door opens out to the rear garden, while internal access also leads to the ground floor WC.

To the first floor, a central landing provides access to four bedrooms, along with the family bathroom, fitted with a modern suite and shower bath.

Hall

Lounge 21'7" x 10'8" (6.58 x 3.27)

Kitchen/Diner 21'7" x 12'9" (6.58 x 3.90)

WC

Bedroom 1 12'0" x 10'9" (3.67 x 3.30)

Bedroom 2 12'0" x 10'9" (3.67 x 3.30)

Bedroom 3 8'10" x 8'6" (2.70 x 2.60)

Bedroom 4 9'2" x 7'4" (2.80 x 2.26)

Bathroom 7'3" x 5'5" (2.23 x 1.66)

Garage 9'10" x 8'2" (3.00 x 2.50)

Bar 16'4" x 16'4" (5.00 x 5.00)

Annex Room 1

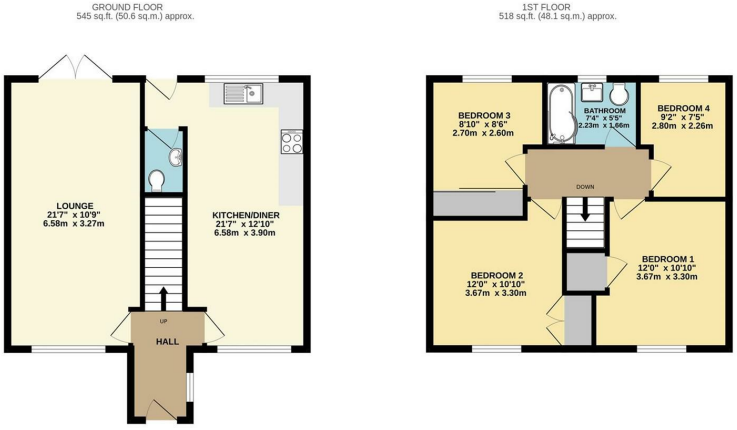
Annex Room 2

Agent Note

Parking: off street parking available via double garage and private driveway with space for multiple vehicles.

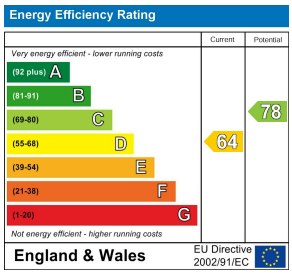
Heating & Hot Water: both are provided by a gas fired boiler.

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.





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 firms employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR
Telephone: 01964 611281 | www.goodwinfox.com
sales@goodwinfox.com, | rent@goodwinfox.com

The Property Ombudsman
The Property Ombudsman LETTINGS