



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



15 Newbridge Road

Offers Over £250,000

Burstwick, HU12 9HS



GOOD SIZE TRUE BUNGALOW IN A VILLAGE LOCATION!

Modern three bedroom detached true bungalow, set on the edge of the village facing out over open fields, yet remaining a short walk to the local shops and bus route, with three double bedrooms this property provides ample space for hosting family and friends, with uPVC glazing and gas central heating throughout the property comprises: hallway, lounge, fitted kitchen, utility room, bathroom and three bedrooms with a wet room en-suite, externally is a private driveway and frontage for off street parking, with an enclosed laid to lawn garden at the rear and a garage. Available to view via appointment only, contact our office today to view.





Hallway

A uPVC door opens to a central hallway with doors leading to all rooms, with tiled effect flooring, radiator and loft access.

Lounge 15'1" x 11'9" (4.60 x 3.60)

Front facing living room with a uPVC glazed bay window, radiator and a fireplace housing a gas fire.

Kitchen 13'1" x 10'5" (4.00 x 3.20)

Well appointed kitchen fitted with a range of wooden fronted units with complementing green stone effect worktops and tiled splash backs, housing an electric oven and hob with extraction fan, 1.5 bowl sink and drainer with mixer tap, space for an under counter fridge and ample room for a table, with tiled effect laminate flooring, radiator, rear facing uPVC window and access through to the utility room.

Utility 6'2" x 6'10" (1.90 x 2.10)

With matching units to the kitchen, housing a sink and drainer, space/plumbing for a washing machine and dryer, gas combi-boiler, radiator, tiled effect vinyl flooring and a uPVC side entrance door.

Bedroom One 16'8" x 11'9" (5.10 x 3.60)

Double bedroom with fitted wardrobes, ceiling fan, radiator, rear facing uPVC window, vinyl flooring and access to the en-suite.

En-Suite 3'11" x 6'8" (1.20 x 2.05)

En-suite wet room fitted with a level access shower with dual mixer shower, pedestal basin and WC, with a towel radiator, vinyl flooring, wet wall panelling and a uPVC window.

Bedroom Two 8'2" x 11'9" (2.50 x 3.60)

Side facing double bedroom with uPVC window, radiator and vinyl flooring.

Bedroom Three 10'5" x 9'10" (3.20 x 3.00)

Front facing double bedroom with uPVC window, radiator and vinyl flooring.

Bathroom 6'8" x 6'2" (2.05 x 1.90)

Three piece bathroom suite comprising bath with shower attachment, pedestal basin and WC, with tiled splash walls, vinyl flooring and uPVC window.

Garage & Garden

To the front of the property is block paved frontage with side driveway providing off street parking for multiple cars and gated access through to a detached rear garage with up and over door. A gate opens through into an enclosed garden to the rear, laid to lawn with a brick paved patio area, mature planting and a useful storage shed tucked away behind the garage.

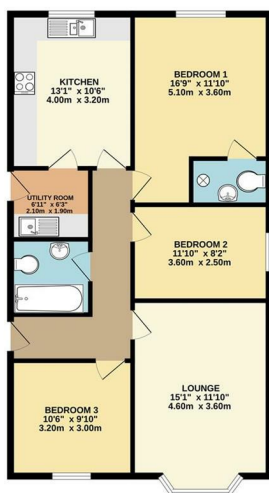
Agent Note

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.

GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.

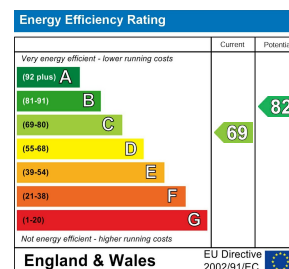


TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance only and should not be used as a basis for any legal proceedings. The floor plan is not a contract and the actual floor plan may vary from the plan shown. Please refer to the actual floor plan for details.



Energy Efficiency Graph

Tenure: Freehold



Council tax band D.

The property is connected to mains drainage and mains gas services.

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 should 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.

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