



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 1 Manor Garth

£277,000

School Lane Holmpton, HU19 2QS



STUNNING FOUR BEDROOM DETACHED HOUSE ON A GATED DEVELOPMENT!

Being only one of a handful of properties situated on this exclusive development of properties built in recent years and with only one owner from new, presented to a very high standard throughout with high quality fixtures and fittings including uPVC sash windows throughout and heated by a an eco friendly and efficient air source heat pump. Occupying a corner plot with a mature planted wrap around garden and with an integral garage with three car driveway for parking. The accommodation comprises: hallway, ground floor WC, open plan fitted kitchen with white gloss units and integrated appliances, spacious living room with solid fuel stove, family bathroom and four bedrooms (three doubles) with one ensuite and one enjoying a walk-in wardrobe/dressing room. Being only a short drive to the local town for amenities and with the beach nearby and many rural areas for dog walks on the doorstep of this charming conservation village. Arrange a viewing today to see all that this bespoke property has to offer.





### Hallway/Cloakroom

A uPVC door opens into the hallway with stairs rising to the first floor landing with black painted spindles, tiled flooring, side facing uPVC window and radiator. Below the stairs is a ground floor WC with basin.

### Lounge 14'11" x 13'9" (4.55 x 4.20)

Spacious living room focused around an exposed brick chimney breast housing a solid fuel burning stove set on a tiled hearth, with three uPVC windows to two sides, radiator and glazed doors providing an open plan layout to the kitchen.

### Kitchen Diner 20'11" x 13'1" (6.40 x 4.00)

Contemporary open plan kitchen fitted with modern white gloss units with composite granite worktops with a 1.5 bowl under mount sink and drainer with mixer tap, peninsula breakfast bar housing electric oven and induction hob with feature extraction hood, integrated dishwasher, space for a double fridge freezer, ample space for a dining table, tiled flooring, radiator, three uPVC windows, uPVC rear entrance door and an integral door through to the garage.

### Landing

Stairs leading onto the landing with a side facing uPVC window and access leading to all first floor rooms.

### Bedroom One 14'3" x 12'11" (4.35 x 3.95)

Ensuite double bedroom with uPVC windows to two sides and a radiator.

### En-Suite

Tiled ensuite fitted with an alcove shower cubicle with dual shower, pedestal basin and WC.

### Bedroom Two 11'5" x 9'10" (3.50 x 3.00)

Double bedroom with uPVC windows to two sides and a radiator.

### Bedroom Three 9'10" x 9'2" (3.00 x 2.80)

Double bedroom with a rear facing uPVC window, radiator and access through to a walk-in wardrobe/dressing room with sloping ceilings, radiator and a uPVC window.

### Bedroom Four 12'1" x 7'8" (3.70 x 2.35)

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

### Bathroom 8'0" x 5'10" (2.45 x 1.80)

Stylish family bathroom comprising of a bath with dual shower and additional hand held mixer shower, gloss vanity basin and WC with concealed cistern, towel radiator and with tiled walls and tiled flooring.

### Integral Garage 17'4" x 9'10" (5.30 x 3.00)

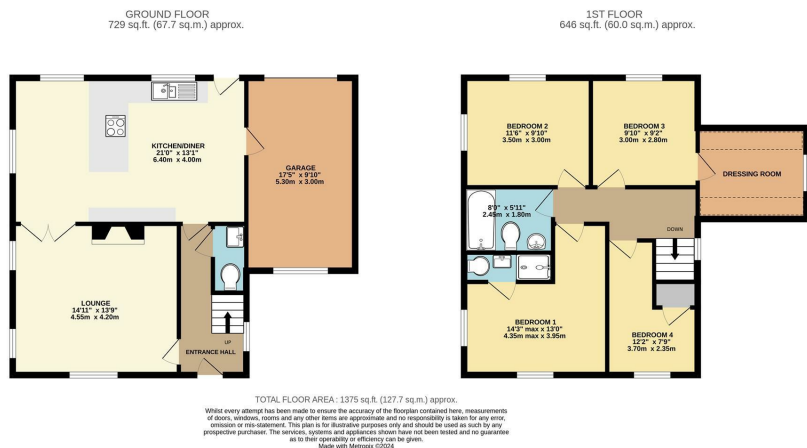
With an electric garage door to the driveway and uPVC window to the rear, providing plumbing for a washing machine and housing the heating/hot water system powered by the electric air source heat pump.

### Garden

The property is set on a gated community of a handful of properties that is accessed via a set of remote/code controlled vehicular gates that provide access through to the property where there is a hand standing and gravelled driveway providing off street parking for multiple cars and access to the garage. A hand gate opens through into the garden which wraps around three sides of the property, landscaped into various areas with a gravelled and paved patio area, L-shaped lawn, and planted with well stocked borders and mature shrubbery. Enclosed by a mixture of fenced and walled boundaries and screened from the roadside by mature evergreen hedging.

### Agent Note

Parking: off street parking is available with this property.  
Heating & Hot Water: both are provided by an air source heat pump (no mains gas).  
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.



## Energy Efficiency Graph

tenure: Freehold

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 95        |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 67      |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council tax band D.

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