



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 12 Westfield Close

£195,000

Easington Hull, HU12 0SZ



Set towards the end of a quiet cul de sac within the rural coastal village of Easington, this deceptively spacious semi detached dormer bungalow occupies an exceptional extended plot, offering a remarkable amount of outdoor space rarely found with properties of this style. The extensive rear garden wraps behind the neighbouring property, creating a substantial and versatile environment that has been carefully cultivated with established vegetable plots, greenhouses and planted borders – ideal for those seeking a more self sufficient lifestyle or families wanting generous and secure outdoor space.

Set back from the road behind a long lawned front garden with decorative shrubs and enclosed by a walled boundary, the home enjoys both privacy and strong kerb appeal. Gated driveway access provides ample off street parking and leads to a brick built garage, while multiple sheds and greenhouse structures further enhance the practicality of the outdoor space.

Internally, the accommodation is flexible and well balanced, offering three first floor bedrooms plus a ground floor study that could easily serve as a fourth bedroom if required. With a spacious lounge, separate dining room, well presented kitchen and bathroom to the ground floor, along with a first floor WC, this home caters comfortably to family living while offering future potential.

A rare opportunity to acquire a home with such an impressive plot in a peaceful coastal village setting – viewing is essential to fully appreciate the scale and lifestyle opportunity on offer.





The property sits towards the end of a cul de sac and is set back behind a long front garden laid to lawn with decorative shrubs, enclosed by a walled boundary. A set of driveway gates open onto a private driveway providing off street parking for multiple vehicles and access to the brick built garage with up and over door.

The driveway continues around to the rear of the house, where the true scale of the plot becomes evident. Immediately behind the property is a laid to lawn section of garden with a pathway leading to a paved area situated behind the garage, currently housing storage sheds. Beyond this is an area accommodating multiple greenhouses, ideal for keen gardeners, followed by a further substantial section of garden arranged with cultivated vegetable plots and planted borders. The entire rear garden is enclosed and screened by hedge and fenced boundaries, offering privacy and security.

A side entrance door opens into the hallway, providing access to the ground floor accommodation. To the front is a versatile study that could serve as a fourth bedroom if required. The front facing lounge

is well proportioned and features an electric fire as its focal point. The ground floor bathroom is fitted with tiled walls and includes a bath with shower over.

The kitchen is fitted with wooden fronted units, offering space for a freestanding cooker, plumbing for a washing machine and space for an under counter fridge. A good sized rear entrance porch overlooks the garden and provides practical everyday access. The dining room adjoins the kitchen and features stairs rising to the first floor with useful storage space beneath.

To the first floor, the landing gives access to three bedrooms, with bedroom one being particularly spacious and enjoying pleasant views over the garden. A separate WC provides convenience and also offers potential to create a first floor bathroom if desired, subject to reconfiguration.

**Lounge 17'10" x 10'11" (5.45m x 3.35m)**

**Dining Room 11'9" x 10'11" (3.6m x 3.35m)**

**Kitchen 9'4" x 8'10" (2.85m x 2.7m)**

**Study 9'4" x 8'2" (2.85m x 2.5m)**

**Bathroom 9'4" x 8'10" (2.85m x 2.7m)**

**Rear Porch 12'1" x 6'2" (3.7m x 1.9m)**

**Bedroom 1 17'4" x 8'8" (5.3m x 2.65m)**

**Bedroom 2 10'2" x 9'2" (3.1m x 2.8m)**

**Bedroom 3 9'2" x 7'10" (2.8m x 2.4m)**

**WC 4'9" x 4'7" (1.45m x 1.4m)**

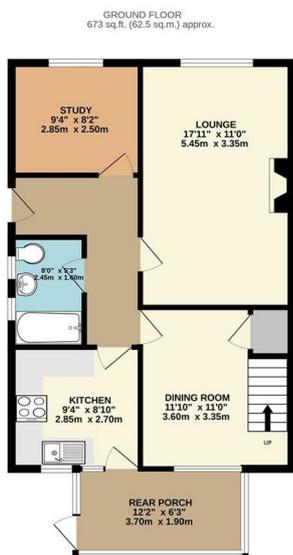
### Garden

### AGENT NOTES

**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.



TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown here has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 52021



### Energy Efficiency Graph

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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