



SUNNYSIDE, BARROW ROAD, GOXHILL
£525,000

BROWN & CO

SUNNYSIDE, BARROW ROAD, GOXHILL, DN19 7LN

DESCRIPTION

Sunnyside offers a unique opportunity for those looking for a change in lifestyle and flexible living accommodation and also offers the suitability for home working opportunities. The main property is a detached four bedroom family home which has a separate one bedroom annexe, ideal for an elderly relative or holiday lets as well as situated alongside a thriving holiday accommodation site for 9/10 caravan or small motor homes. The annex is being successfully let for holidays via Sykes Holiday Cottages. The house itself has been renovated throughout in recent years with a modern kitchen, large open plan living dining room and good sized master bedroom with balcony overlooking the garden and fields behind.

LOCATION

The property is located on the outskirts of this popular village of Goxhill which offers local shopping facilities, primary school, bus services, doctors' surgery and pharmacy. Goxhill is well placed for commuting to the Humber industries, Scunthorpe, Grimsby and Brigg. It also located near the Humber Bridge and the M18 and M180 which link to the wider motorway network. There are nearby railway services at Grimsby and Scunthorpe.

DIRECTIONS

From Barton upon Humber to Barrow on Barrow Road, follow Barton Street to Beck Lane, turning left onto the B1206 and right onto Goxhill Road, where the property will be found towards to the top of the road, just before the crossroads on the left hand side.

ACCOMMODATION

ENTRANCE PORCH via UPVC double glazed door, storage cupboard and door into

LOUNGE DINING ROOM 23'8" x 17'5" (7.26m x 5.33m) front aspect double glazed window, recessed spotlighting, stairs to first floor landing.



BREAKFAST KITCHEN 17'5" x 10'5" (5.33m x 3.19m) recently refitted with a good range of contemporary grey soft close base and wall mounted cupboard and drawer units with ample granite working surfaces. Inset sink with mixer tap, built in double oven, integrated dishwasher, five ring gas hob with stainless steel extractor canopy above, tiled splashback, ceiling lights, ceramic tiled flooring, double glazed windows and door to rear garden accessed via the rear lobby with independent access into the garden with tiled flooring (this would be the access to the annexe if wished).



BATHROOM 11'8" x 5'3" (3.58m x 1.60m) jacuzzi panel enclosed

bath, independent shower cubicle with wall mounted shower, low level wc, hand basin with vanity cupboard under, tiled walls, obscure double glazed window, heater towel rail radiator.

Accessed from the lobby is the **GAMES ROOM/OFFICE/ADDITIONAL RECEPTION ROOM 18'8" x 18'6" (5.74m x 5.66m)** two front aspect double glazed windows, additional staircase to first floor (this was the original integral double garage and could be converted back if required).



FIRST FLOOR

LANDING access to roof void.

MASTER BEDROOM 22'8" x 18'8" (6.96m x 5.74m) dual aspect with front aspect double glazed window and double glazed French doors leading onto the balcony which offers views over the caravan park, garden and fields behind. Range of built-in cupboards and door to



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EN SUITE WC with white low level wc, hand basin with vanity unit under and additional built in storage cupboards.

BEDROOM TWO 14'7" x 11'8" (4.47m x 3.60m) accessed from the first staircase, double glazed front aspect window, built in storage cupboards.

BEDROOM THREE 11'2" x 11'1" (3.40m x 3.37m) rear aspect double glazed window.

BEDROOM FOUR 8'0" x 7'5" (2.45m x 2.28m) front aspect double glazed window.

FAMILY SHOWER ROOM with independent shower cubicle with thermostatic shower, hand basin with vanity unit under, low level wc, heated towel rail radiator, obscure double glazed window.

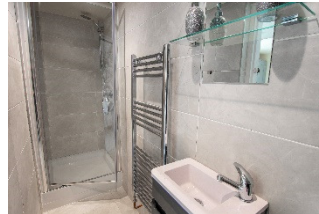
OUTSIDE

The front garden offers Mediterranean style garden with low maintenance areas, raised beds, ornamental pond. To the front there is pebbled parking for 2-3 cars (for the property itself or visitor parking). There is access by way of a secure barrier access to the caravan/motorhome pitches, 9 in total with hard standing and electric hook ups. There is a waste water and fresh water supply. Male and Female Shower/Toilet facilities all screened by hedging.

Accessed from the Holiday Park or from the personal garden to Sunnyside is the **HOLIDAY COTTAGE/ANNEXE** which is single storey and has sliding patio doors leading into the **OPEN PLAN LIVING DINING KITCHEN 30'0" x 10'9" (9.38m x 3.30m)** painted exposed ceiling timbers, wood effect laminate flooring, corner fitted pot bellied stove on raised brick hearth, wall mounted TV, obscure double glazed window, recessed downlights, central heating thermostat. The kitchen has been recently refitted in light grey with cupboard and drawers, single stainless steel sink drainer unit with mixer tap, fitted gas cooker with stainless steel extractor canopy over, range of wooden working surfaces incorporating breakfast bar with cupboard above, slimline cupboard, part tiled walls, sliding door to



BEDROOM 11'6" x 9'3" (3.52m x 2.84m) sliding patio doors into the rear garden, wood effect laminate flooring, sliding door to



EN SUITE SHOWER ROOM with enclosed shower cubicle with mains fed shower and glazed screen, vanity unit with cupboards below and mixer tap, low level wc, tiled walls and flooring, chrome towel rail radiator, recessed downlights, extractor.

OUTSIDE

Externally there is a pebbled courtyard which is fenced and hedged and offers a good degree of privacy. Slightly raised patio with fitted hot tub (holiday cottage only), external lighting and gates giving access to the Holiday Park and main garden. One parking space.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by North Lincolnshire Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

Viewing: Please contact the Retford office on 01777 709112.

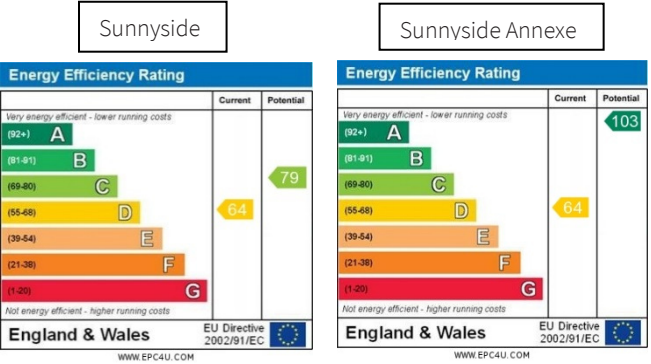
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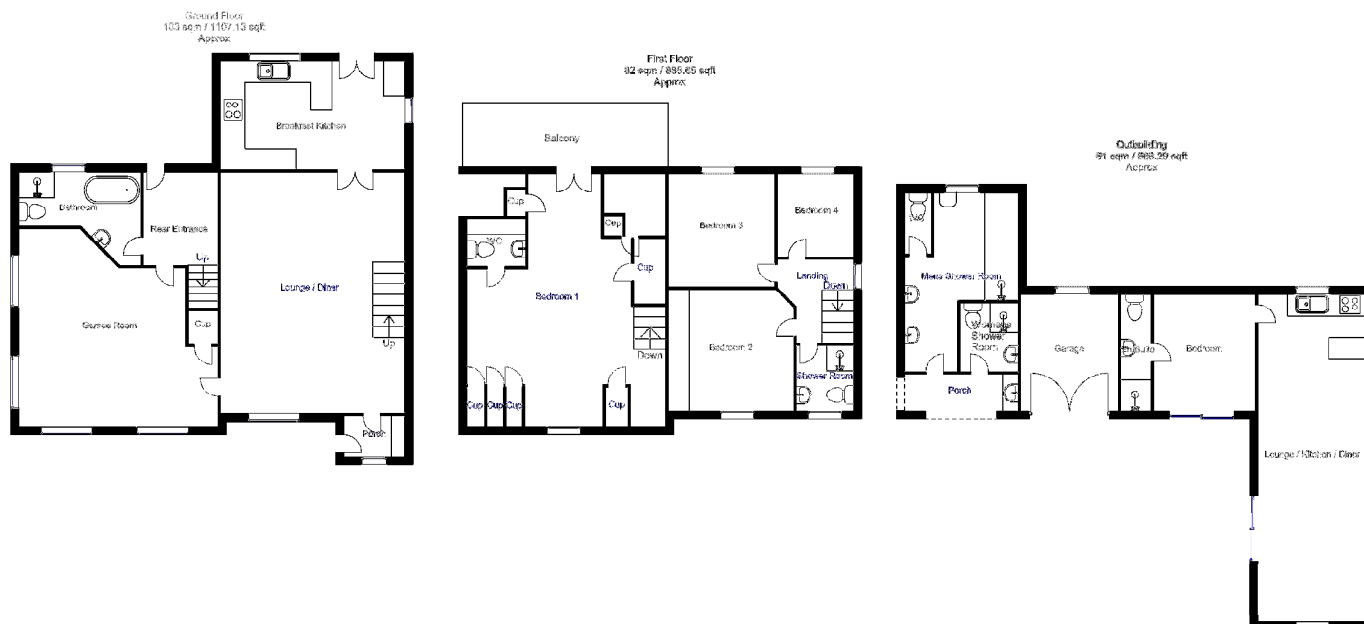
Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

Surveys: We naturally hope that you purchase your next home through Brown & Co, but if you find a suitable property through another agent, our team of experienced Chartered Surveyors led locally by Jeremy Baguley MRICS are able to carry out all types of survey work, including Valuations, RICS Homebuyers Reports and Building Surveys. For more information on our services please contact our Survey Team on 01777 712946.

These particulars were updated in December 2021.





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