



SYMONDS + GREENHAM

Estate and Letting Agents



The Woodlands Lambwath Lane, Hull, Yorkshire HU11 5BT Offers over £395,000

ONE OF THE BEST REFURBISHMENTS WE HAVE EVER SEEN!! - LUXURY THROUGHOUT - FIVE DOUBLE BEDROOMS - VIEW OF OPEN FIELDS TO THE REAR

This stunning detached dormer bungalow has been refurbished by the current owner to an exceptional standard. The dormer bungalow is located in the rural hamlet of New Ellerby, located to the East of Hull close to the neighbouring villages of Coniston and Skirlaugh and home to the Railway Inn Restaurant and Guesthouse. The ground floor of the property boasts a stunning kitchen/living room/diner with integrated appliances, granite work surfaces and by-folding doors to the landscaped rear garden. A snug/cinema room is located off the kitchen/living room/diner as is the utility room and downstairs WC. A study links the kitchen/living room/diner to the front of the downstairs which provides two double bedrooms and a shower room, this area could easily be separated from the rest of the accommodation with its own entrance, lending itself as an annex for elderly relatives or teenage children or as lodgings for contractors or tourists. The first floor houses the huge master bedroom with a Juliet balcony, overlooking the garden and the fields beyond, an ensuite bathroom, two further double bedrooms and an upstairs shower room. The front of the property provides off-street parking with further parking available on the side drive that leads to the garage.

HOUSES OF THIS SIZE AND QUALITY ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

STUDY

KITCHEN/LIVING ROOM/DINER

26'7 max x 26' max (8.10m max x 7.92m max)

With a range of eye level and base level units with complimentary granite work surfaces, two sink units, two integrated ovens, integrated microwave, five ring gas hob with overhead extractor fan, double integrated fridge-freezer, integrated dishwasher, stairs to first floor, door to side drive and by-folding doors to rear garden



SNUG

10'10 max x 10'10 max (3.30m max x 3.30m max)



UTILITY ROOM

with base level units and complementing work surfaces, integrated washing machine space for tumble dryer.

BEDROOM 3

14' max x 11' max (4.27m max x 3.35m max)



BEDROOM 4

13'10 max x 11'6 max (4.22m max x 3.51m max)



DOWNSTAIRS SHOWER ROOM

With low-level WC, pedestal hand basin, shower cubicle with walk-in shower, heated towel rail tile splash back areas.



DOWNSTAIRS WC

With low-level WC and hand basin.

FIRST FLOOR

BEDROOM 1

20'7 max x 14'3 max (6.27m max x 4.34m max)

With Juliet balcony overlooking the rear garden and door to...



ENSUITE BATHROOM

With low-level WC, vanity handbasin, panelled bath, walk-in shower, heated towel rail, floor to ceiling tiles.



BEDROOM 5

9'10 max x 9'9 max (3.00m max x 2.97m max)

With storage cupboard



BEDROOM 2

16'3 max x 13'1 max (4.95m max x 3.99m max)



OUTSIDE

The front of the property is mainly laid with gravel with a gravelled side drive leading to the garage.

The rear garden backs onto open fields and is mainly laid to lawn with a paved patio area.



UPSTAIRS SHOWER ROOM

With low-level WC, vanity hand basin, walking shower, heated towel rail, tiled splash back areas.

GARAGE

With low-level WC and handbasin.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

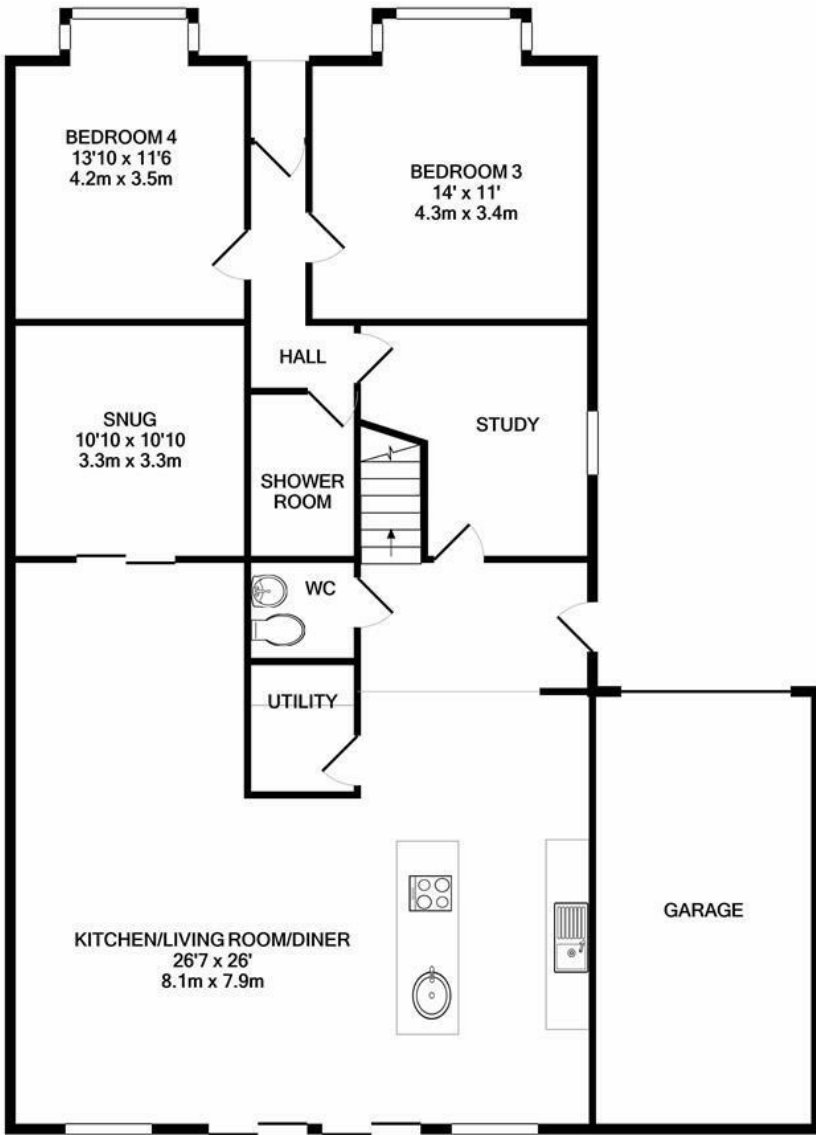
The property has the benefit of double glazing.

DISCLAIMER

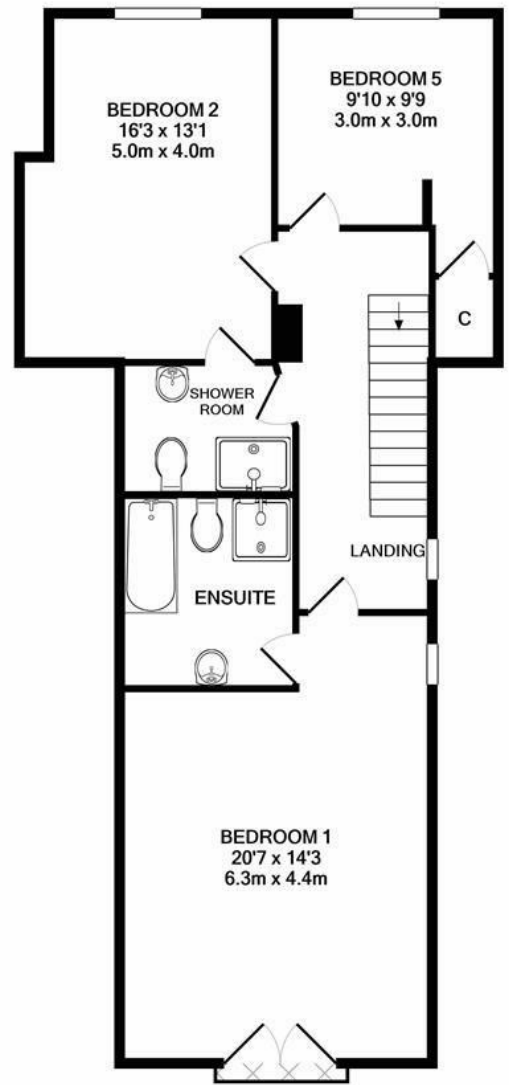
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 1530 SQ.FT.
(142.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2323 SQ.FT. (215.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating	
Current	Potential
	79
	59
<small>Very energy efficient - lower running costs</small> (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
	73
	48
<small>Very environmentally friendly - lower CO₂ emissions</small> (02 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC