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Corby Park | North Ferriby | HU14 3AY

£290,000

Corby Park, North Ferriby

This beautifully updated and extended 3-bedroom semi-detached home, nestled in the highly sought-after area of North Ferriby, offers a perfect blend of modern living and versatile spaces. The ground floor welcomes you with a front-facing lounge, seamlessly connected to a flexible study area. The heart of the home boasts a spacious dining kitchen which extends the width of the property to the rear and is accompanied by a separate utility room and convenient WC. Upstairs, three well-appointed bedrooms await, alongside a modern shower room. Outside, a generously sized block-paved driveway ensures ample parking, while the meticulously landscaped rear garden provides multiple seating areas and an artificial lawn. The property also features a superb timber-clad insulated garden lodge with electricity, offering endless possibilities, and a converted workshop from the former garage.



Key Features

- Extended Semi-Detached Home
- 3 Bedrooms
- Superb Full Width Dining Kitchen
- Superb Garden Lodge
- Stunning Landscaped Rear Garden
- Separate Utility Room & WC
- 2 Open Plan Reception Rooms
- Driveway Parking
- Garden Workshop
- ER - D



Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	86 61
England & Wales EU Directive 2002/91/EC	



On the left side of the kitchen, there is a white countertop with a black top. A green toaster sits on the counter. Below the counter is a white dishwasher. To the right of the dishwasher is a white sink with a chrome faucet. On the windowsill above the sink, there are several small decorative items, including a yellow duck and a small figurine. The wall behind the counter is covered in white subway tiles.

The central part of the kitchen features a white range hood above a black gas cooktop. Below the cooktop is a double oven with a gold-colored finish. A red and white checkered towel hangs from the handle of the upper oven. To the right of the oven is a white countertop with a black top, holding several green and blue containers and a white electric kettle. Above the countertop are white upper cabinets. A green box with the word "PROGRESS" is visible on top of the cabinets.

On the right side of the kitchen, there is a white door with a silver handle. To the right of the door is a white radiator. The floor is made of large, white marble tiles with grey veining. Sunlight streams in from the door, casting shadows on the floor.



ACCOMMODATION

The extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

PORCH

Allowing access to the property through glazed double doors. An door leads to:

ENTRANCE HALL

With a staircase leading to the first floor having a cupboard beneath.

LOUNGE

15'10 x 14'3 (4.83m x 4.34m)

An attractive front facing reception room with a feature fireplace housing a living flame gas fire. A large window is to the front elevation and there is an opening to:

STUDY AREA

9'2 x 8'4 (2.79m x 2.54m)

A useful and versatile space, opening to:

DINING KITCHEN

13'4 x 20'2 (4.06m x 6.15m)

A stunning full width extension which is positioned to the rear of the property, with a series of fitted wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A ceramic sink unit sits beneath a window to the rear elevation, there is space and plumbing for a dishwasher and an extractor hood above a range cooker (separate negotiation). A ceramic tile floor runs throughout the kitchen area across to dining space where there is a second window and French doors opening to the garden.

UTILITY ROOM

10'4 x 6'9 (3.15m x 2.06m)

A useful space which incorporates fitted wall and base units with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the side elevation, space and plumbing for an automatic washing machine and second undercounter appliance. A wall mounted combination boiler and a continuation of the ceramic tile floor.

CLOAKROOM/WC

A large cloakroom/wc with a two piece suite comprising WC and vanity wash basin above a fixed unit, continuation of the ceramic tile floor and ample space for hanging coats and shoe storage.

FIRST FLOOR

LANDING

With a window to the side elevation and access to:

BEDROOM 1

13'6 x 13' (4.11m x 3.96m)

A spacious double bedroom with a window to the front elevation.

BEDROOM 2

10'1 max x 11' max (3.07m max x 3.35m max)

A second double bedroom with a window to the rear elevation.

BEDROOM 3

8'7 max x 7'9 (2.62m max x 2.36m)

A good sized third bedroom with a window to the front elevation.

SHOWER ROOM

The modern shower room is fitted with a four piece suite comprising WC, vanity wash basin, bidet and a double width shower cubicle with a thermostatic shower. A window to the rear elevation.

OUTSIDE

FRONT

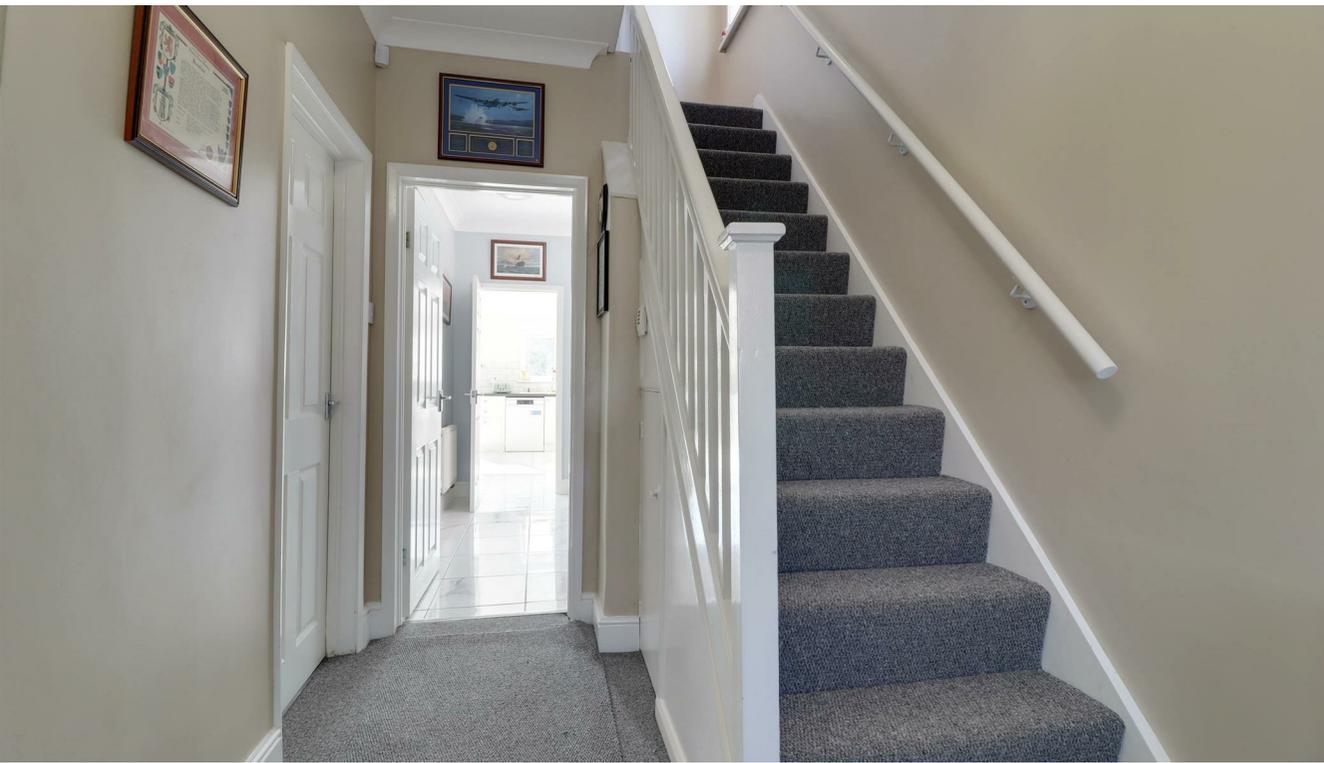
To the front of the property there is a block paved driveway providing excellent off street parking provisions, the driveway continues to the side of the property.











REAR

The rear garden provides a fabulous outside setting, having been extensively landscaped to include a patio immediately to the rear of the property. Steps lead down to a further patio and a large area of artificial turf with a footpath dissecting through the centre. There are a number of planting beds and a walled section which leads to an additional seating area.

LODGE

Located to the bottom of the garden is this superb timber clad garden lodge. Insulated and supplied with electric, this versatile space offers a number of uses to the homeowner.

WORKSHOP

The former garage has been converted to a workshop, with light and power supply. There are personnel doors from the driveway and the garden.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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