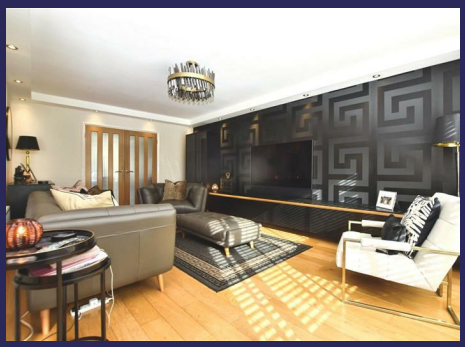
Whitakers
Estate Agents









229 Carr Lane, Willerby, HU10 6JF

£349,995

Rarely Available – Four Bedroom Family Home in a Prime Location

Situated on the highly sought-after Little Carr Lane, this modernised, well-presented four bedroom link-detached home is perfectly suited to growing families, offering spacious accommodation within easy and close by access to well-regarded schools, retail parks, entertainment, golf, countryside, and transport links.

The property has been thoughtfully improved and extended over the years to create a practical and versatile layout. The ground floor features an inviting entrance hallway leading to a generous 20ft lounge, with French doors opening into an extended and full-width fitted open plan kitchen/diner, fitted with integrated appliances, ideal for modern family living, entertaining, and day-to-day life. An adjoining fully finished garage conversion room provides flexible and additional home space as an office, playroom, TV room, home bar or other, perfect for home working, entertaining or children's use.

To the first floor are four well-proportioned bedrooms formed off a generous sizes landing, all benefitting from fitted furniture, along with a stylish four-piece family bathroom suite.

Externally, the property offers a walled front garden, mainly laid to lawn, with off-street parking leading to the garage. To the rear is a private and enclosed garden, featuring a lawn, plants and a tree, with extended off-street parking leading to the garage.

To the rear is a private and enclosed garden, featuring a lawn, mature well-stocked borders, patio, decked seating area, and a pond (including water feature) - creating a relaxing and enjoyable space for outdoor entertaining. The garden is also with external electric points.

There is a recently fitted combi boiler installed at the property.

A fantastic opportunity to secure a ready-to-move-into family home in a consistently popular area.

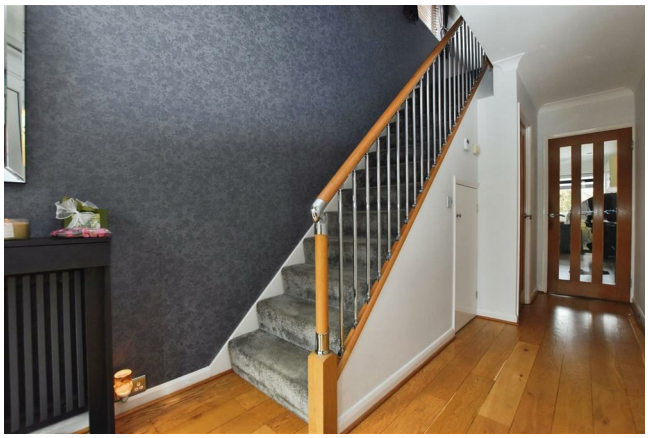
Early viewing is highly recommended.

The Accommodation Comprises

Ground Floor

Entrance
Upvc double glazed front door and side window

Hallway



Wooden flooring, understairs store and W.C

W.C
With a low flush toilet, matching wooden flooring and wash basin. Upvc double glazed window.

Lounge 20'0 x 11'11 (6.10m x 3.63m)



This large 20' lounge has wooden flooring to match the hallway, Upvc double glazed window to the front aspect and central heating radiator. French doors open out to the Kitchen / Diner.

Kitchen / Diner 19'03 x 13'11 (5.87m x 4.24m)





This open plan fitted Kitchen / Diner has a range of modern floor and eye level units with complimentary work surfaces above, breakfast bar with seating below with a host of integrated appliances and Upvc double glazed French doors that lead to the garden and door leading to the Office / Playroom.

Office / Playroom 14'0 x 8'10 (4.27m x 2.69m)



With laminate flooring, central heating radiator and a floor and eye level store cupboard with Wine Cooler to the side. Sound proofed and access door to the garage and Upvc double glazed door leading to the garden.

First Floor

Landing



Upvc double glazed window and store.

Bedroom One 13'2 x 10'7 max (4.01m x 3.23m max)



With a range of fitted wardrobes, laminate flooring, central heating radiator and Upvc double glazed window.

Bedroom Two 10'3 x 8'8 tfw (3.12m x 2.64m tfw)



With a range of fitted wardrobes ,draws and overhead storage cupboards, central heating radiator and Upvc double glazed window.

Bedroom Three 10'2 x 8'4 (3.10m x 2.54m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Four 10'0 x 8'4 (3.05m x 2.54m)



With a range of fitted wardrobes, draws and seating below the window with storage below, vertical central heating radiator and Upvc double glazed window.

Bathroom 6'5 x 7'7 (1.96m x 2.31m)



This four piece suite comprises a panelled tiled bath, walk in shower enclosure with electric shower above, pedestal sink and a low flush toilet. Upvc double glazed window and central heating radiator. Tiled walls and floor.

External





Walled front garden well stocked and mainly laid to lawn with off street parking and garage. The rear garden is enclosed and mainly laid to lawn with mature well stocked boarders, patio seating area, raised decking seating area and a small pond.

Additional Services

Whitaker Estate Agents offer additional services

via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

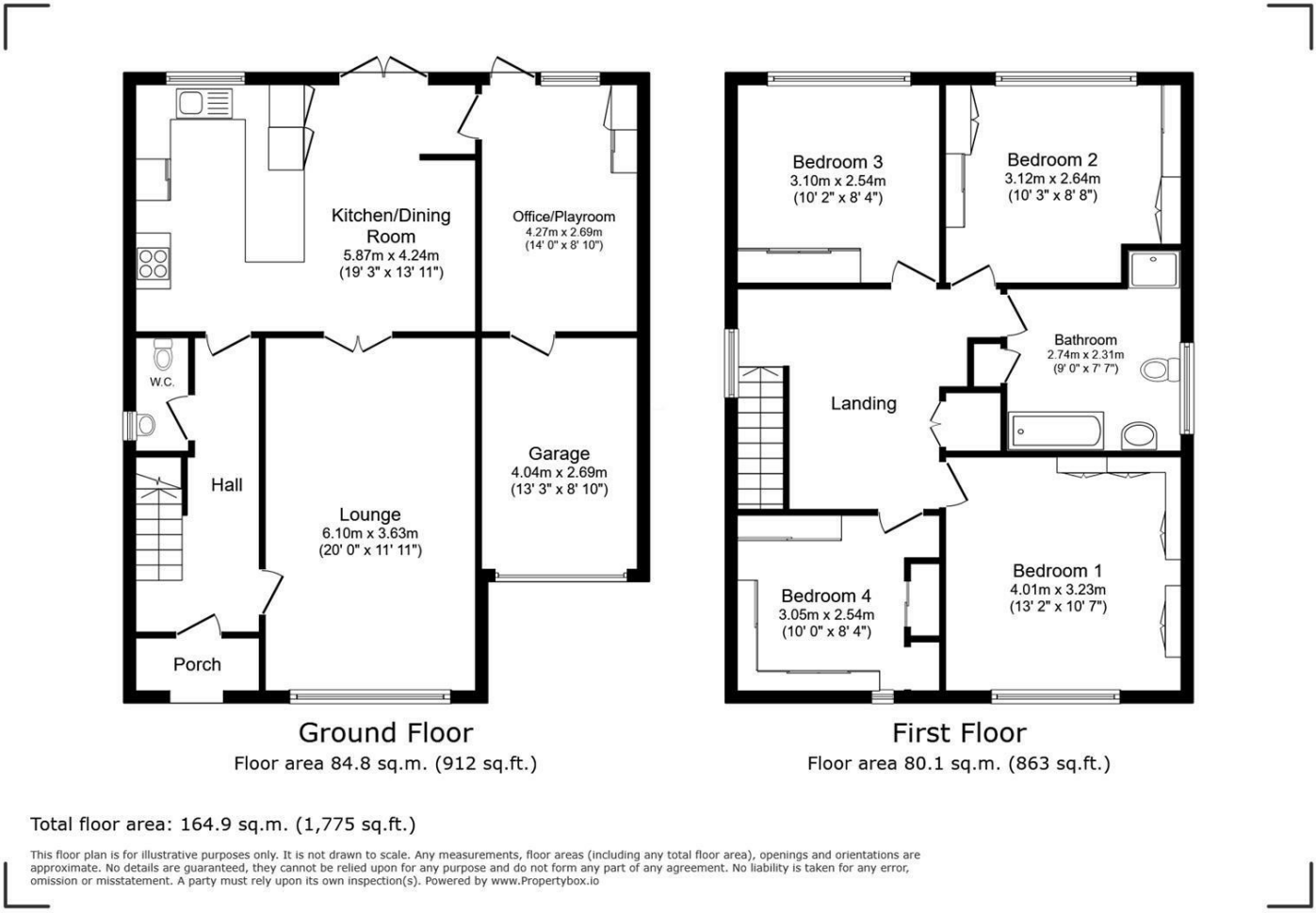
Material Information

Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE Vodafone Three O2
Broadband - Basic 6 Mbps Ultrafast 10000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - No

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan



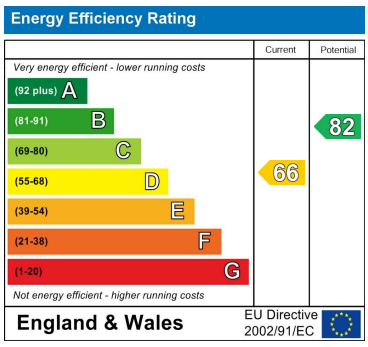
Total floor area: 164.9 sq.m. (1,775 sq.ft.)

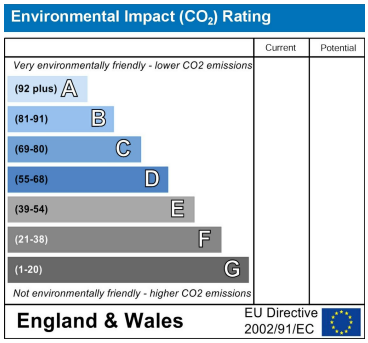
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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