

Church Lane, Patrington, HU12

£385,000



 5  3  4  C Band: E

- Modern Detached Three-Storey House
- Five Double Bedrooms
- Three Bath/Shower Rooms & WC
- Four Reception Rooms
- Timber Sash Double-Glazed Windows
- Large Private Gated Drive & Garage
- Small Attractive Hard-Landscaped Garden
- Chain-Free!





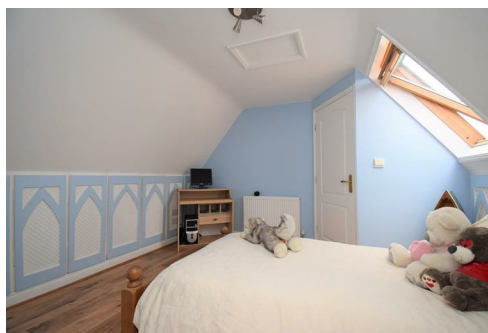


Offered with no chain, this fabulous one-off modern detached property is in a beautifully appointed position beside St Patrick's Church in the charming, well-resourced East Yorkshire village of Patrington, 4 miles from Withernsea, 10 miles from Hedon, and 15 miles from Hull. The property itself, which was built by the existing owners in 2002, is set out over three floors. The ground floor comprises an entrance hall, WC, dining room, dining kitchen with pantry, orangery, and a lounge. The first floor comprises a landing, principle bedroom with en-suite shower room, two further bedrooms, and a family bathroom. The second floor comprises a small landing and two bedrooms, one of which has an en-suite shower room. The house is fitted with gas central heating and timber-framed sash double-glazed windows. To the front of the property is a small enclosed garden with pedestrian gates to both sides of the house leading to the rear garden. To the right hand side of the property is a private electric-gated driveway leading to a large detached garage at the rear, as well as a small attractive, hard-landscaped split-level garden, including a hot-tub area and sauna alongside the garage. This really is a wonderful home in wonderful village position, so check out the video tour and contact Hudson Property to book your viewing!



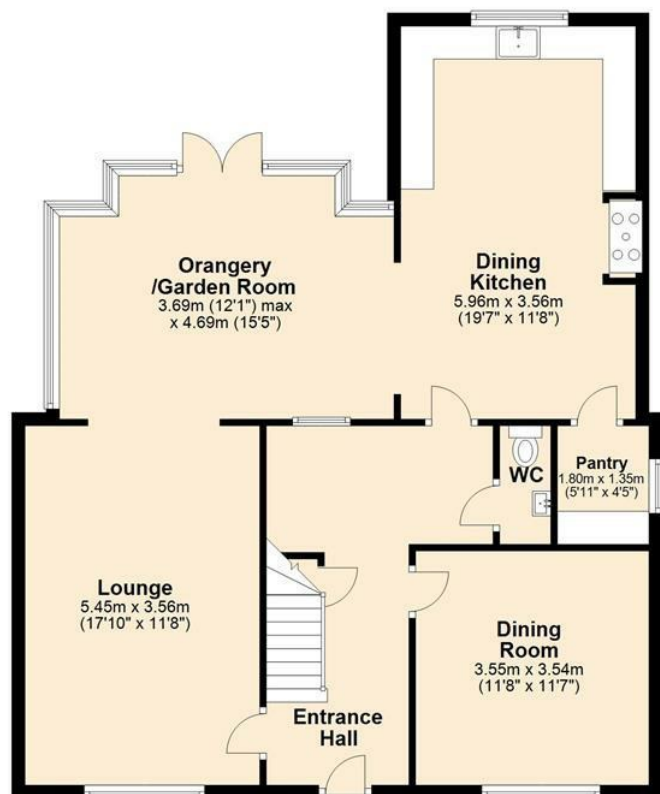


Fixtures & Fittings: All carpets, curtains, blinds and light fittings are included in the sale, as are the range cooker, hot tub and sauna. Tenure: The tenure of this property is Freehold. Other Information: We believe the house to be of cavity wall construction, to be connected to mains gas, electricity, water, and drainage, and to be connected to KCOM for the purposes of landline telephone and Internet broadband.

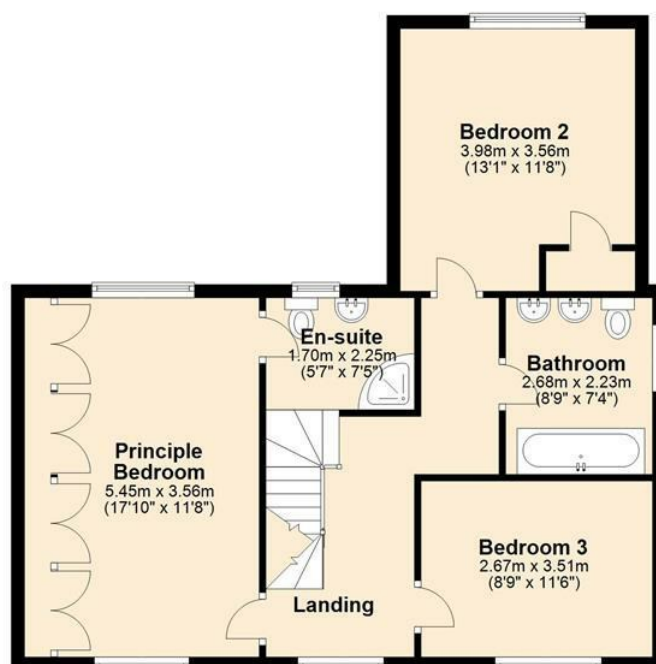




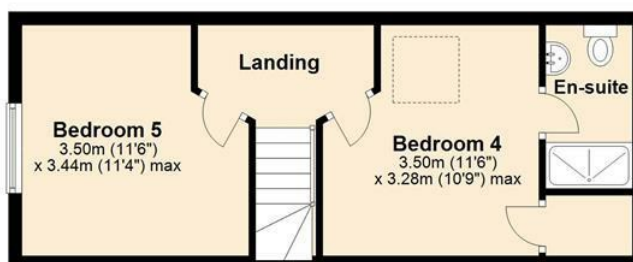
**Ground Floor**



**First Floor**



**Second Floor**



**MEASUREMENTS:** Please note that all measurements are approximate. **STAMP DUTY:** Many property purchases are subject to Stamp Duty Land Tax, and the rules governing stamp duty and the levies imposed are complex. HM Revenue & Customs have an online calculator to assist you in calculating your stamp duty liability (<https://www.gov.uk/stamp-duty-land-tax>) but please always check with your solicitor. **COPYRIGHT:** All photographs and images are the exclusive property of Hudson Property Angels Limited and are protected by copyright law. The images may not be reproduced, copied, transmitted or manipulated without the written consent of a director of Hudson Property Angels Limited.