



# 15 WESTGATE MANOR PATRINGTON

**£340,000**  
**FREEHOLD**

Nestled in the charming village of Patrington, Westgate Manor presents an exceptional opportunity to acquire a stunning detached bungalow. Spanning an impressive 1,765 square feet, this property boasts a spacious and inviting layout, perfect for both relaxation and entertaining.

Upon entering, you will find two elegantly designed reception rooms that offer ample space for family gatherings or quiet evenings. The bungalow features five well-appointed bathrooms, ensuring convenience and comfort for all residents and guests.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924





• Detached Bungalow • Double Detached garage • Countryside Views • Five Bedrooms

### Entrance Hallway

Welcoming entrance hallway featuring abundant natural light, stylish wood flooring, neutral décor, and a generously sized storage cupboard

### Living/ Dining Room

Spacious living room featuring an elegant electric fire with surround, offering uninterrupted views over the countryside. The room is fully carpeted and complemented by a separate dining area, providing additional space for entertaining. Large bay window and patio doors flood the space with natural light and offer seamless access to the outdoors. (additional dining room section adds 2.6x 3m)

### Kitchen

Modern kitchen equipped with high-end fitted appliances including a built-in electric hob, double oven, steam oven, wine cooler, washer, and dryer. Stylish wooden flooring, under-counter lighting, and sleek spotlights create a contemporary feel. The kitchen opens directly into a bright conservatory, perfect for relaxed dining or entertaining.

### Conservatory

Spacious conservatory with fitted blinds throughout, stylish laminate flooring, and charming exposed brickwork. Flooded with natural light, it opens directly onto the garden patio—ideal for indoor-outdoor living and entertaining

### Family Bathroom

### Bedroom 2

A double bedroom with carpet and a UPVC double-glazed window, providing warmth, comfort, and plenty of natural light.

### Bedroom 3

Bright and spacious double bedroom featuring soft carpeting, a large double-glazed window, and scenic views—creating a comfortable and inviting retreat.

### Master Bedroom

Large Master bedroom featuring ensuite.

### Bedroom 4

Charming double bedroom with built-in wardrobe, Velux window, and additional side window overlooking the garden. Features convenient under-eaves storage, making the most of the space while maintaining a light and airy feel.

### Bedroom 5

Bright and airy bedroom featuring two Velux windows, built-in storage, and the added luxury of a private en-suite WC—perfect for comfort and convenience.

### Bedroom WC

Modern en-suite with practical lino flooring, extractor fan, heated towel rail, and classic white WC and wash hand basin—designed for comfort and functionality.

### Detached Double Garage

Generous double garage fully fitted with electrics and remote-controlled electric doors—ideal for secure parking, storage, or workshop use.

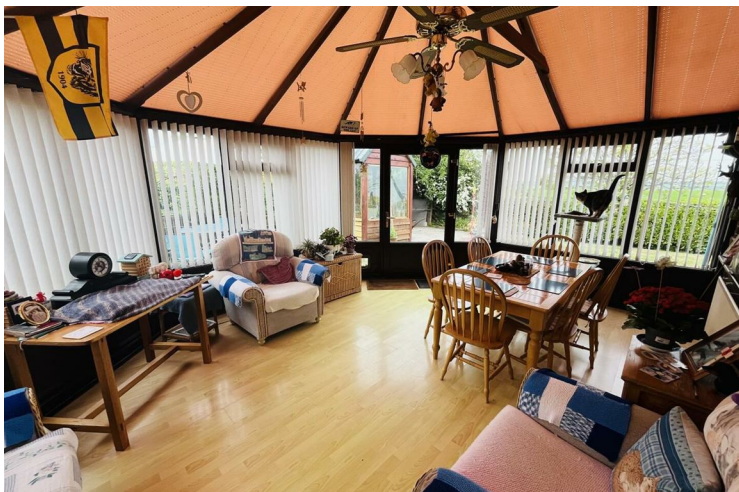
### Gardens

Beautiful wrap-around garden extending to three sides of the property, featuring well-maintained lawns, patio dining areas, a tranquil pond, charming summer house, and a greenhouse. Enjoy stunning views over the surrounding countryside—perfect for relaxing and outdoor entertaining.

### Master Bedroom Ensuite

Stylish en-suite featuring a free-standing shower, white WC and wash hand basin, with tiled walls and easy-care lino flooring—combining practicality with modern comfort.

### Additional Information



## TENURE

Freehold with Vacant Possession on Completion PLANNING All Intending Purchasers must satisfy himself as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating - B

AGENTS NOTES On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

## SERVICES

Mains Water, Gas, Electricity & Drainage are believed to be connected. Solar Panels are also fitted.

MISDESCRIPTIONS/MEASUREMENTS The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

WAYLEAVES/RIGHTS OF WAY/EASEMENTS The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

PLANS AND PARTICULARS The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

## VIEWING- STRICTLY BY APPOINTMENT ONLY ADDITIONAL

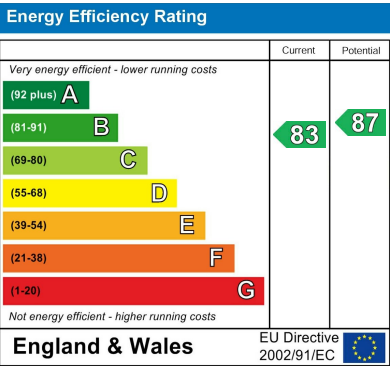
INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these articles, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





Total Area: 184.1 m<sup>2</sup> ... 1981 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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