



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 11 Owthorne Grange

Offers Over £190,000

Withernsea, HU19 2ES



DETACHED TWO BEDROOM BUNGALOW! CUL-DE-SAC LOCATION! NO ONWARD CHAIN!

Located on a small cul-de-sac of only a handful of properties is this good size true bungalow, offering ideal accommodation for any buyer looking to retire by the coast to a low maintenance home. The property comprises: hallway, two double bedrooms, one ensuite, family bathroom, lounge, kitchen and conservatory, outside is a large brick paved frontage to provide off street parking for multiple cars, along with a side garage and an enclosed and private garden to the rear. Properties in this location very rarely come onto the market and are always sought after so we recommend an early viewing to avoid disappointment.





### Hallway

A uPVC front entrance door opens to the hallway with a tiled entrance leading onto laminate flooring, with a built-in cupboard, radiator and loft hatch.

### Lounge 11'5" x 16'4" (3.50 x 5.00)

Good size living room with a uPVC window to the rear aspect along with two high level windows to the front, with a fireplace with gas fire and radiator.

### Kitchen 9'4" x 11'11" (2.85 x 3.65)

Wooden fronted kitchen units with complementing white work surfaces and tiled splash backs, with a peninsula breakfast bar and 1.5 bowl sink with mixer tap. Provisions for a free standing gas cooker with extraction fan, plumbing for a washing machine and space for an upright fridge freezer. With vinyl flooring, radiator, window facing the conservatory and a uPVC door.

### Conservatory 9'4" x 8'10" (2.85 x 2.70)

Of uPVC construction under a pitched roof with a door opening to the rear garden.

### Bathroom 5'10" x 8'2" (1.80 x 2.50)

White three piece bathroom suite comprising of a bath with mains fed shower above and glass splash screen, vanity basin and low level WC. With half tiled walls, patterned vinyl flooring, towel radiator, uPVC window and a built-in airing cupboard housing the hot water cylinder.

### Bedroom One 12'1" x 13'1" inc ensuite (3.70 x 4.00 inc ensuite)

Ensuite double bedroom with a rear facing window and radiator.

### Ensuite 6'10" x 3'3" (2.10 x 1.00)

Three piece suite comprising of a shower cubicle, pedestal basin and low level WC. With vinyl flooring, half tiled walls, an electric towel heater, radiator and window.

### Bedroom Two 8'6" x 13'1" (2.60 x 4.00)

Second double bedroom with a radiator, built-in wardrobe and with windows to the front and side aspects.

### Garden & Garage

The property benefits from a brick paved forecourt providing off street parking for multiple vehicles and provides access to an integral garage with an up and over door. A pedestrian gate opens through into an enclosed garden at the rear, screened by fenced and walled boundaries, also brick paved but with planted borders, pergola seating area and a greenhouse.

### PARKING

Off Street parking is via the driveway and garage.

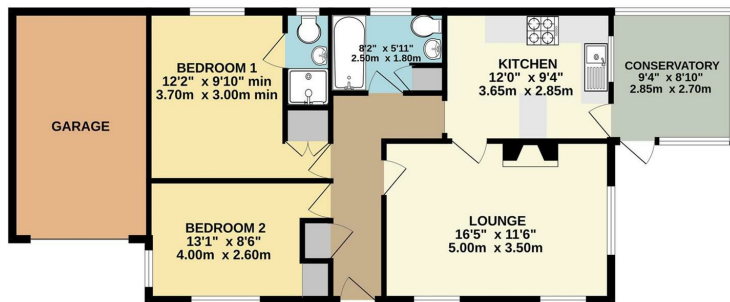
### MOBILE AND BROADBAND

We understand mobile and broadband (full fibre) are available. For more information on providers, predictive speeds and best mobile provider coverage, please visit Ofcom checker.

### HEATING

Heating and hot water are via a gas fired system boiler and hot water tank

GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 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.  
Made with Metropac ©2023



### Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band C.

Services include mains gas, electric and drainage connections.

From our office head North on Queen Street, turning left onto Hull Road, continuing past the Lighthouse then left again at the second mini-roundabout onto Carrs Meadow where Owthorne Grange is a small cul-de-sac on the right hand side and this property is set in the left hand corner.

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 firm's employment has the authority to make/give any representation or warranty in respect of the property.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | [www.goodwinfox.com](http://www.goodwinfox.com)

[sales@goodwinfox.com](mailto:sales@goodwinfox.com), | [rent@goodwinfox.com](mailto:rent@goodwinfox.com)

