



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



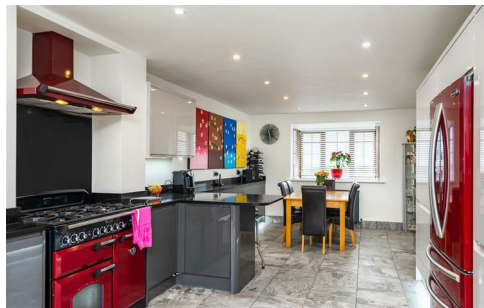
**Corryvreckan Withernsea Road**

**£350,000**

**Holmpton HU19 2QP**



This substantial detached house stands well back from the roadside and is set in a large plot of approximately one third of an acre in size and overlooks open fields to the sea from the front elevation. This very well presented property has been upgraded by the current vendors and now benefits from a stunning open plan kitchen with contemporary high gloss units and granite worktops. Laid out over two floors the accommodation comprises: entrance hall, two reception rooms, open plan kitchen diner and a ground floor shower room, to the first floor is a four piece family bathroom and four good size bedrooms, one of which has balcony doors facing out over the rear garden. Externally there is a large gravelled frontage proving off street parking for multiple vehicles along with an adjoining double garage, to the rear is a large West facing landscaped garden. Only by an internal inspection can this individual property be fully appreciated, contact the office today to arrange a viewing.





#### Entrance Hall

A uPVC front entrance door with glazed side panels opens into a central entrance hallway with a further uPVC door opening out to the rear garden, with a staircase rising to the first floor landing with spindles, laminate flooring, radiator and ceiling spotlights.

#### Kitchen/ Diner

29'10" x 12'1" (9.10m x 3.70m)

Very contemporary high gloss kitchen with two tone grey units and granite worktops with matching upstands providing plenty of built-in storage space. With a 1.5 bowl black composite under mount sink with mixer tap and insinkerator food waste disposer, chimney alcove to house a gas powered cooker with extraction hood and splash back, recessed space to house an American style fridge freezer, integrated dishwasher and breakfast bar. With tiled flooring throughout, spotlights to the ceiling and with under counter and plinth level accent lighting. Modern grey radiators, uPVC windows to the front and rear aspects and with a gas fired boiler concealed in a cupboard.

#### Sitting Room

12'1" x 12'1" (3.70m x 3.70m)

A versatile room, offering ideal space as a study, playroom or ground floor bedroom if required. With uPVC box bay windows to both the front and side elevations, laminate flooring, radiator and feature lighting to the ceiling.

#### Lounge

17'8" x 12'1" (5.40m x 3.70m)

Rear facing living room with uPVC glazed French doors facing out over the rear garden and a further two windows to the side aspect, providing plenty of natural lighting. With a contemporary stone effect fireplace with cast iron fire insert housing a gas fire set on a granite hearth. With two grey radiators and feature lighting to the ceiling.

#### Shower Room

Ground floor shower room with an alcove shower cubicle, basin and WC. With a towel radiator, extraction fan and uPVC window.

#### Landing

Stairs rise from the hallway to a spacious central landing area with a uPVC window to the front enjoying views over countryside and the sea beyond. Radiator, spotlights to the ceiling and a loft hatch with access into a fully boarded loft with lighting and fold down loft ladder.

#### Bedroom One

13'1" x 12'1" (4.00m x 3.70m )

Good size double bedroom with uPVC French doors with glazed side panels enjoying views over the garden, two vertical radiators and laminate flooring.

#### Bedroom Two

12'1" x 11'1" (3.70m x 3.40m )

Second rear facing double bedroom with two vertical radiators, laminate flooring and a uPVC window.

#### Bedroom Three

12'1" x 10'9" plus dormer (3.70m x 3.30m plus dormer)

Front facing bedroom with a uPVC glazed dormer window facing out over fields towards the sea, with laminate flooring, radiator and access to the eaves storage space.

#### Bedroom Four

12'1" x 9'2" plus dormer (3.70m x 2.80m plus dormer)

Front facing bedroom with a uPVC glazed dormer window facing out over fields towards the sea, with laminate flooring, radiator and access to the eaves storage space.

#### Bathroom

9'10" x 6'10" (3.00m x 2.10m )

Fitted with a contemporary white suite comprising of a quadrant shower cubicle with multi-head shower, slipper bath with central taps and retractable shower attachment, wall hung wash hand basin and low level WC. With tiled flooring and tiled walls with decorative border tiles, ceiling spotlights, towel radiator and a uPVC window.

#### Double Garage

Insulated double garage with an electric up and over garage door, additional personal door and window to the rear and with plumbing for a washing machine.

#### Garden

The property has a extensive gravelled area to the front, proving off road parking for multiple vehicles and ideal for families with older children etc. Screened from the roadside by mature hedging and with a sweeping paved area for potted plants. Pedestrian access leads beside the garage through to the rear garden and to the opposite side is a gated storage area also leading through to the rear garden.

At the rear is a large West facing garden, mostly laid to lawn with an extensive paved area extending from the rear of the property providing the perfect space for outdoor dining and BBQ's. Enclosed to all sides by fenced boundaries, screened by mature heading and trees and the property backs onto a small fishing lake at the rear so is not overlooked.

#### Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by an LPG gas fired boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Drainage is by way of a septic tank.



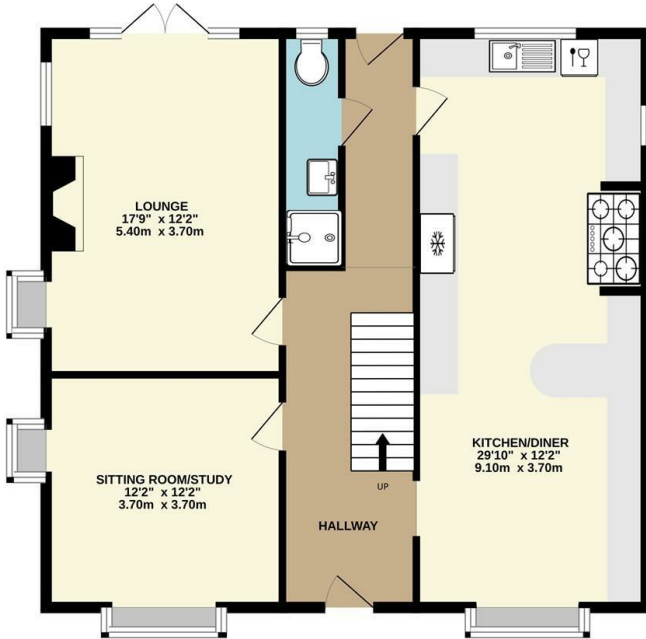


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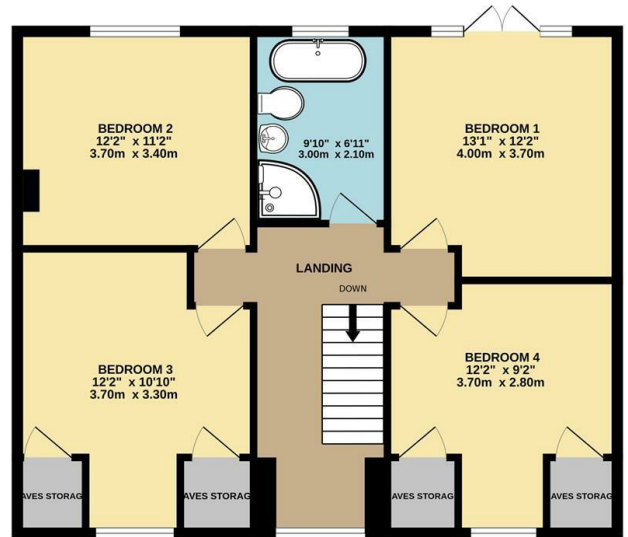
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GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.

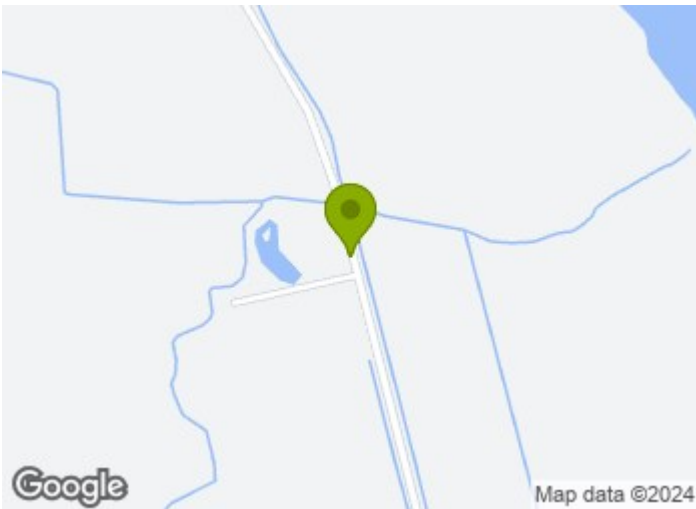


1ST FLOOR  
802 sq.ft. (74.5 sq.m.) approx.



TOTAL FLOOR AREA: 1746 sq.ft. (162.2 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.  
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### Directions

The property is situated along the coast road between Withernsea and Holmpton. From Withernsea head south on Queen Street towards Patrington, turning left opposite the petrol station onto Holmpton Road. Exit the town continuing past the turn off to Hollym and the property can be found on the right hand side on the straight leading up to the village itself, just before the entrance driveway to Corrie fish pond. Council tax Band E.

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 or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		34
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

