



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



33 Carrs Meadow

Offers Over £220,000

WITHERNSEA, HU19 2EL



BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED BUNGALOW!

This modern detached bungalow is one of only a handful of this build type located on the popular Persimmon Homes development located on the western edge of the town, having been comprehensively updated by the current owners to a high standard of finish, this property now offers the ideal opportunity for any buyer looking for a good size bungalow that is ready for a new owner to just move straight into and enjoy. With uPVC glazing and gas central heating throughout the property briefly comprises: central entrance hall, newly fitted kitchen, lounge diner, bathroom and three bedrooms, with fitted wardrobes and ensuite shower to the master bedroom. Outside is a private gated driveway leading onto a detached garage and continuing through to the rear is a good size enclosed landscaped garden. This property really must be seen to be fully appreciated and is available to view via appointment only, contact our office to arrange this.





Hall

A uPVC front entrance door opens to the central hallway with loft access, radiator and with a built-in shelved cupboard for storage.

Kitchen 11'3" x 7'7" (3.44 x 2.33)

Updated fitted kitchen with a range of contemporary base and wall units with contrasting worktops and a 1.5 bowl sink and drainer with mixer tap. Built-in electric oven and gas hob with extraction hood above, plumbing for a washing machine and space for an under counter fridge. With tiled effect flooring, tiled splash backs, radiator, spotlights to the ceiling, gas combi-boiler concealed in a cupboard, a uPVC window to the front aspect and a uPVC door opening from the side driveway.

Lounge Diner 17'5" plus bay x 11'3" (5.33 plus bay x 3.43)

Spacious living room with a uPVC bay window to the front aspect and two radiators.

Bathroom 6'9" x 5'8" (2.06 x 1.74)

Fitted with a white three piece bathroom suite comprising a bath with shower attachment, pedestal basin and a low level WC. With ceiling spotlights, tiled splash backs, radiator, vinyl flooring, extraction fan and an obscured glass uPVC window.

Bedroom One 11'2" x 7'11" plus wardrobes (3.42 x 2.43 plus wardrobes)

Ensuite double bedroom with a range of fitted wardrobes providing lots of useful storage space, with a radiator and a uPVC rear facing window.

Ensuite 3'11" x 5'8" plus shower (1.21 x 1.74 plus shower)

Updated shower room comprising of a shower cubicle with mains fed unit, low level WC and pedestal basin. With spotlights to the ceiling, tiled splash backs, vinyl flooring, extraction fan, radiator and an obscured glass uPVC window.

Bedroom Two 10'2" x 7'10" (3.11 x 2.40)

Double bedroom with a rear facing uPVC glazed door opening out on to the rear garden and with a radiator.

Bedroom Three 7'1" x 7'10" (2.18 x 2.41)

Third bedroom, currently used as a dining room with a side facing uPVC window and a radiator.

Garden

To the rear of the property is a good sized garden, mostly laid to lawn with two paved patio areas to enjoy both the morning and afternoon's sun, with gravelled borders and slabbed pathways. With a timber shed for storage and

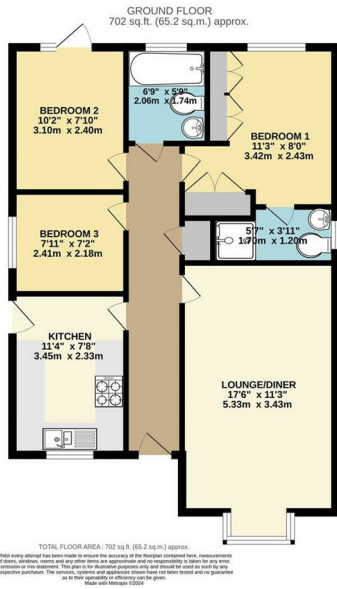
enclosed to all sides by fenced boundaries and with a gate leading from the side driveway. To the front of the property is a gated side driveway giving access to the garage to provide off street parking. Decorative wrought iron rail fencing opens onto a gravelled frontage with a paved pathway to the front entrance door.

Garage

Brick built detached garage under a pan tile roof, with a roller shutter vehicular door to the driveway. Power and lighting laid on.

Agent Note

Parking: off street parking is available with this property.
 Heating & Hot Water: both are provided by a gas fired boiler.
 Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		78	
(69-80) C			
(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	

Services include mains gas electric and drainage connections, however these have not been tested by the agent. We are also informed that the property is on a water meter.

Council tax is paid to the East Riding of Yorkshire Council, from verbal enquires we are informed the property is in valuation band C.

Carrs Meadow is located to the west of Withernsea. From the town centre take the Hull Road past the local schools. Turn left at the mini roundabout, and continue ahead onto Carrs Meadow. Follow the road round and number 33 can be found on the left hand side.

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.

