



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 44 Seacroft Road

£265,000

Withernsea, HU19 2NY



THREE BEDROOM DETACHED BUNGALOW WITHIN A STONES THROW FROM THE BEACH!

This immaculate three bedroom detached bungalow is located in an enviable location within close proximity of the promenade and beach, offering the ideal opportunity for any buyer looking to retire by the sea to a property that is ready to move straight into. Finished to a very high standard with a beautiful open plan kitchen at the rear, two sets of bi-fold doors to provide lots of natural lighting and with lot of premium touches such as oak flooring and doors. The accommodation briefly comprises: entrance hall with seating area, ground floor bathroom with four piece suite, spacious lounge with bi-fold doors to the rear, updated open plan kitchen with orangery extension and doors to the garden, ground floor double bedroom and a further two double bedroom and shower room to the first floor. Outside is private driveway providing off street parking, a landscaped south facing garden at the rear complete with summerhouse. Properties in this location are always in high demand so arrange a viewing today to see all this home has to offer!





**Reception Hall 14'9" x 4'3" (4.5m x 1.3m)**

A uPVC front entrance door opens up into a spacious central hallway with a reception area with built-in storage including a glazed display cabinet. With a staircase rising to the first floor landing with feature metal spindles, two radiators, a front facing uPVC window, two built-in under-stairs-storage cupboards and with oak flooring throughout.

**Ground Floor Bathroom 7'6" x 5'2" (2.30m x 1.60m)**

A stylish bathroom fitted with a white bathroom suite comprising of a free standing slipper bath, large walk-in shower with electric shower, white gloss vanity basin and WC. With decorative wall panelling and tiled splash backs, herringbone patterned flooring, towel radiator, obscured glass uPVC window and extraction fan.

**Kitchen 13'1" x 7'6" (4.00m x 2.30m)**

A contemporary and very well presented open plan kitchen can be found to the rear of the property, fitted with a range of wooden worktops with marble effect worktops and a large central island breakfast bar that is a real focal point for family meals. With a high level built in oven, gas hob with extraction hood, composite black sink and drainer with matching black tap, space & plumbing for a washing machine and dishwasher concealed in a cupboard, side

facing uPVC window, oak flooring and a contemporary grey vertical radiator.

**Orangery 11'9" x 14'5" (3.60m x 4.40m)**

Open plan extension leading from the kitchen with bi-fold doors opening out onto the rear garden along with a set of French doors to the side patio area, with a vaulted ceiling, oak flooring and contemporary grey vertical radiator.

**Lounge 17'8" x 13'1" (5.40m x 4.00m)**

Good size living room with bi-fold doors opening out onto the rear patio area and providing views over of the garden, with a radiator and a modern stove effect electric fire.

**Bedroom Three 10'9" x 10'2" (3.30m x 3.10m)**

Ground floor double bedroom with a uPVC window to the front aspect, fitted wardrobes to one wall and a radiator.

**Bedroom One 14'9" x 11'1" (4.50m x 3.40m)**

First floor double bedroom with built-in wardrobes to one wall, radiator and a uPVC with plantation shutters facing out towards the sea.

**Bedroom Two 11'1" x 7'10" (3.4m x 2.4m)**

Second floor double bedroom currently used as an office with a uPVC window and radiator.

**Shower Room 5'10" x 5'2" (1.80m x 1.60m)**

A second floor bathroom fitted with a shower cubicle, vanity basin and WC. With wet wall panelling, towel radiator and a skylight.

**Garden**

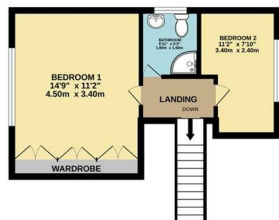
The property occupies a generous plot made up of a beautiful south facing garden at the rear, landscaped with multiple paved patio areas include a canopied outdoor dining area, with a laid to lawn section of garden edged by mature planted borders, a wooden shed for storage and a converted garage used as a summer house with additional workshop area. To the front is a gravelled garden with a hard standing side driveway providing off street parking and a set of vehicular gates giving access through to the rear.

**AGENT NOTES**

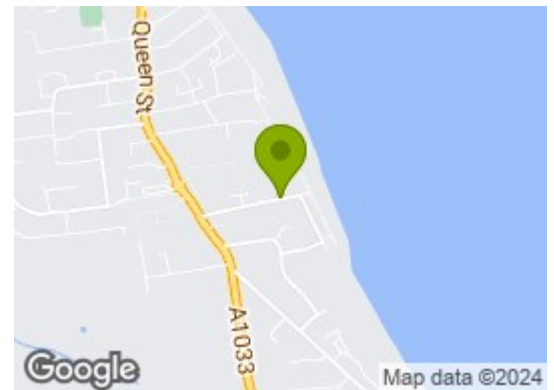
**Parking:** off street parking is available with this property.  
**Heating & Hot Water:** both are provided by a gas fired combi-boiler.  
**Mobile & Broadband:** we understand mobile and broadband (Fibre to the premises) are available. For more information on providers, predictive speeds and best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

GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.

1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.

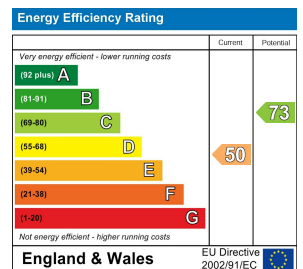


TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing measurements, measurements of actual dimensions, heights and site levels should be taken and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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 Mapbox ©2024



**Energy Efficiency Graph**

**Tenure: Freehold**



Services include mains gas, electric and drainage connections.

Council tax band C

From our office head south on Queen Street, continue past Tesco and turn left onto Seacroft Road, this property is located at the end of the road on the right 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.

