



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 254 Queen Street

Asking Price £340,000

Withernsea, HU19 2NX



This bespoke property really has the wow factor, offering both high quality and spacious accommodation throughout that is rarely seen in bungalows and must be viewed to be fully appreciated. Situated on a deceptively sized plot with a West facing garden to the rear and ample off street parking to the front, from the moment you step inside, you'll be impressed by the spacious layout that flows seamlessly throughout the property. Whether you're looking to relax in one of the many reception rooms or retreat to one of the well-appointed bedrooms, this bungalow offers a tranquil and inviting atmosphere for all. The highlight of this home is the superb rear orangery overlooking the garden that is flooded with natural lighting and offers the perfect setting for relaxation or entertaining guests. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, lounge, kitchen, four piece bathroom, two ground floor double bedrooms, dining room, snug, orangery, playroom and utility with WC, with the first floor master bedroom suite with built-in storage and ensuite bathroom.







**Entrance Hall**

Glazed uPVC double doors open into a central hallway with a tiled entrance with useful built-in coat cupboard, stairs rising to the first floor landing, laminate flooring and radiator.

**Lounge 13'7" x 13'7" (4.15 x 4.15)**

Formal living room with a uPVC bay window to the front aspect, radiator, ceiling rose and cornice and with a focal fireplace with electric fire.

**Kitchen 8'10" x 9'10" (2.70 x 3.00)**

Solid wooden fitted kitchen with complementing worktops and tiled splash backs, fitted with an electric oven and gas hob with extraction fan, Belfast sink with mixer tap, tiled flooring, integrated fridge, dishwasher and a side facing uPVC window.

**Bathroom 4'7" x 13'9" (1.40 x 4.20)**

Four piece bathroom suite comprising of a bath, shower cubicle with mains fed shower, WC and basin. With tiled walls and tiled flooring, towel radiator and uPVC window.

**Bedroom Two 13'7" x 13'7" (4.15 x 4.15)**

Ground floor double bedroom with a uPVC bay window to the front aspect, radiator and fireplace with electric fire.

**Bedroom Three 13'9" x 13'9" (4.20 x 4.20)**

Second ground floor double bedroom with a side facing uPVC window and further internal window to the orangery, radiator and a range of fitted bedroom furniture.

**Snug 8'10" x 9'10" (2.70 x 3.00)**

Open plan space offering ideal use as a home office or cosy reading corner with a side facing uPVC window, radiator, laminate flooring and decorative cornice to the ceiling.

**Dining Room 13'5" x 13'9" (4.10 x 4.20)**

Dining room leading onto the orangery with a uPVC window to the side and further internal window, laminate flooring and a ceiling rose and cornice.

**Orangery 17'10" x 24'1" (5.45 x 7.35)**

Superb rear extension with a lantern skylight and floor to ceiling windows and French doors opening out onto an elevated patio area. With laminate flooring, ceiling spotlights and electric wall hung fire.

**Family Room 34'9" x 9'10" (10.60 x 3.00)**

Versatile room providing an additional reception room that is perfect as a children's playroom, with French doors to the rear patio area, uPVC window and door to the front driveway, laminate flooring, two radiators and two skylights.

**Utility 12'5" x 5'2" (3.80 x 1.60)**

White fitted units with black worktops housing a sink and drainer, space for a fridge freezer and with plumbing for a washing machine and dryer. Radiator, tiled laminate flooring and a uPVC window to the rear.

**WC 4'11" x 3'7" (1.50 x 1.10)**

WC with basin, tiled laminate flooring, side facing uPVC window and housing the gas combi-boiler.

**Master Bedroom Suite 34'1" x 11'1" (10.40 x 3.40)**

Stairs rise onto an open plan first floor bedroom suite with uPVC glazed dormer windows to the front and rear aspects, with built-in storage, eaves access and two radiators.

**Ensuite 7'4" x 6'0" (2.25 x 1.85)**

Three piece bathroom suite comprising of a corner bath with mains fed shower, pedestal basin and WC. With tiled walls, vinyl flooring, radiator and a high level uPVC window.

**Garden**

The property is screened from the roadside via a walled frontage with mature hedge and gravelled garden for ease of maintenance, with pedestrian gate leading down the side of the property and a block paved driveway providing off street parking for multiple cars.

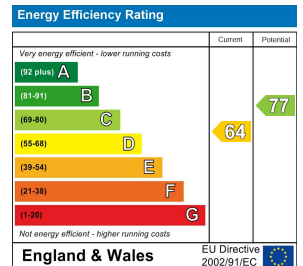
To the rear is a deceptively sized garden, laid to lawn with a wide variety of well established shrubs that combine to create a tranquil and private space to relax in and enjoy. An elevated patio area adjoins the rear Orangery and steps down onto the lawn where there is a further gravelled seating area and at the very end of the garden is a secluded summerhouse.

**Agent Note**



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band D.

Services include mains gas, electric and drainage connections.

From our office head South on Queen Street, continue past Tesco and this property is on the right hand side before reaching Chestnut Avenue.

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