



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



8 Holmpton Road

Asking Price £345,000

Withernsea, HU19 2QD



This very well presented and deceptively spacious four/five bedroom detached dormer bungalow has been updated by the current owners ahead of sale and offers the ideal opportunity for any buyer looking for a spacious property in a well regarded location, laid out over two floors and benefiting from a garden room extension that overlooks large south westerly facing garden, offering plenty of flexible living space that is ideal for any growing family's needs. Finished to a high standard with updated bathrooms, solid wood kitchen with integrated appliances, Sharps custom fitted bedroom furniture, replacement floor coverings and with uPVC glazing and gas central heating throughout, including a newly installed boiler for added peace of mind. The accommodation comprises: entrance hall, two ground floor bedrooms, utility room (was a fifth bedroom), bathroom with four piece suite, lounge, garden room, dining room and kitchen, with two further bedrooms to the first floor and a WC. Outside the property has a private driveway providing off street parking, long side garage with electric door and a beautiful enclosed garden to the rear. This property is a real hidden gem that must be seen to be appreciated, call us today to make an appointment to view.





Entrance Hall

UPVC front entrance door opens into a central hallway with a useful storage cupboard, dado rail, radiator and wooden flooring.

Lounge 11'3" x 15'10" (3.45 x 4.85)

Good size living room with uPVC patio doors opening to the garden room, providing plenty of natural lighting, Focal fireplace with inset living flame gas fire, dado rail and a radiator.

Garden Room 9'10" x 15'5" (3.00 x 4.70)

Brick built rear extension under a poly-carbonate roof, with uPVC windows overlooking the garden and French doors to the patio area. Tiled flooring, radiator and wall lamps.

Dining Room 11'3" x 10'11" (3.45 x 3.35)

With uPVC French doors to the rear patio area, a spindled hardwood staircase rising to the first floor landing, exposed wooden floorboards, dado rail and a radiator.

Kitchen 11'3" x 9'10" (3.45 x 3.00)

Oak fitted units with contrasting work surfaces, inset 1.25 bowl acrylic sink and drainer with mixer tap, new appliances to include a high level electric double oven and new installed gas hob with extraction fan. Fridge freezer, along with a cupboard to house a microwave, with tiled splash backs and tiled effect flooring, recessed spot lights, glass display cabinet, rear facing uPVC window a door leading through to the side garage.

Utility 6'10" x 9'6" (2.10 x 2.90)

Useful utility room with a large built-in storage cupboard and fitted units to one wall with space/plumbing for a washing machine and dryer. With a uPVC front facing window, radiator and vinyl flooring.

Bathroom 10'4" x 7'10" maximum (3.15 x 2.40 maximum)

L-shaped bathroom fitted with a white four piece suite comprising shower cubicle with mains shower unit, bath with wooden side panel, low level WC and a vanity wash hand basin set in a wooden storage unit. Vinyl flooring, extraction hood, travertine tiled splash backs, towel radiator and two obscured glazed uPVC windows.

Bedroom One 13'1" x 13'11" (4.00 x 4.25)

Spacious ground floor double bedroom with a uPVC front facing window, radiator and having just been fitted with a range of Sharps fitted wardrobes with matching dressing table to providing a comprehensive range of useful storage space.

Bedroom Two 10'4" x 10'11" (3.15 x 3.35)

Double bedroom, currently used as a sitting room with a side facing uPVC window, radiator and a built-in alcove storage cupboard.

Landing

Stairs lead onto the landing with a wooden balustrade, radiator and a uPVC window overlooking the rear garden.

Bedroom Three 15'8" x 8'6" maximum (4.80 x 2.60 maximum)

Double bedroom with dual aspect uPVC windows to the front and rear, radiator and access to eaves storage space.

Bedroom Four 15'8" x 8'6" maximum (4.80 x 2.60 maximum)

Double bedroom with dual aspect uPVC windows to the front and rear, radiator and access to eaves storage space.

WC 3'11" x 6'0" (1.20 x 1.85)

First floor bathroom suite comprising WC and a wash hand basin set in a white gloss cabinet, with a uPVC window and vinyl flooring.

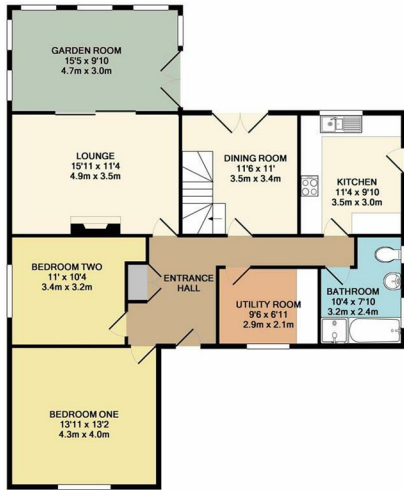
Garage

Long side garage with an electric door opening from the driveway, uPVC door and window facing the rear garden and housing a recently installed Navien combi-boiler.

Garden

The property is set back from the roadside via a walled front garden with hard standing side driveway to the garage for off street parking, a central footpath leads down to the front door with sweeping brick edged planted gravelled borders. A gated side pathway leads down the opposing side of the property into the rear garden.

To the rear of the property is a deceptively sized garden, facing south west to enjoy the sun and well enclosed by fenced boundaries to all sides. Stepping out from the garden room doors is a raised paved patio area running the full width of the property, this steps down onto a laid to lawn garden with wild flower



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E			53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR APPROX. FLOOR AREA 1145 SQ.FT. (106.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1462 SQ.FT. (135.8 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan, 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 a guide to 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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Council tax band C

From our office head north on Queen Street, continue past Tesco and turn left as the road forks onto Holmpton Road where this property is 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.

