



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 37 Ryecroft Drive

£185,000

WITHERNSEA, HU19 2LP



This well presented dormer bungalow enjoys a south facing garden at the rear, complete with a large garage and driveway for off street parking, having been updated in recent years to provide a lovely home that is ready to now move straight into, with two first floor bedrooms and two reception rooms to the ground floor, along with a conservatory this property offers plenty of flexible living space. With uPVC glazing and gas central heating in place the accommodation comprises: fitted kitchen, front facing lounge, modern shower room, dining room with conservatory and a study with stairs rising to two bedrooms on the first floor. Situated within a short walk of Tesco supermarket and with the golf course behind. Contact our office today to arrange a viewing of this charming bungalow.







**Kitchen 15'7" x 8'6" (4.75 x 2.60)**

Cream fitted kitchen with complementing worktops and tiled splash backs with a 1.5 bowl ceramic sink and drainer with mixer tap, provisions for a range cooker with extraction hood, plumbing for a washing machine and space for a fridge freezer. With uPVC windows to the front and side aspects, a side entrance door opens from a recessed storm porch leading from the driveway. With laminate flooring and a vertical radiator.

**Lounge 19'0" x 10'9" (5.80 x 3.30)**

Good size living room with a floor to ceiling uPVC picture window to the front aspect and internal window allowing borrowed light for the dining room, radiator and a central fireplace housing an electric stove.

**Shower Room 5'4" x 6'6" (1.65 x 2.00)**

Modern shower room fitted with a large shower cubicle with main fed shower, vanity basin and WC, with stone effect tiled walls and vinyl flooring, radiator and uPVC window.

**Dining Room 12'5" x 9'10" (3.80 x 3.00)**

Second reception room with patio doors leading through to the conservatory at the rear, with laminate flooring and two built in cupboards.

**Conservatory 9'2" x 8'2" (2.80 x 2.50)**

Of uPVC construction under an acrylic roof, with French doors opening to the garden. With carpet throughout, radiator and ceiling fan with light fitting.

**Study 7'10" x 8'10" (2.40 x 2.70)**

Useful rear entrance lobby providing a home office space with uPVC French doors to the garden, radiator and stairs rising to the first floor bedrooms. The gas combi boiler can be found in this room.

**Landing**

With access to both first floor rooms and with a solar pipe allowing natural light into the stairway.

**Bedroom One 13'1" x 14'3" (4.00 x 4.35)**

Double bedroom with two uPVC windows to the rear aspect, laminate flooring, radiator and fitted wardrobes to one wall.

**Bedroom Two 16'4" x 8'4" (5.00 x 2.55)**

Part sloping ceiling with a double glazed velux style window to the front aspect, radiator and a walk-in wardrobe.\*

**Garage 10'4" x 27'2" (3.15 x 8.30)**

Large garage with a metal up and over electric garage

door, two uPVC windows and a personal door to the side. Complete with power and lighting and fitted storage units.

**Garden**

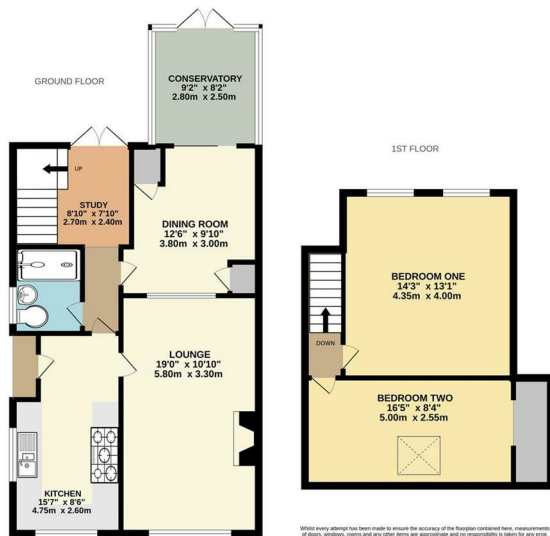
To the rear of the property is a south facing paved garden, enclosed by fenced boundaries with a gate to the side driveway. To the front of the property is a decorative slate chip gravelled garden with a side driveway leading to the garage to provide off street parking, separated from the road by attractive metal railing and driveway gates.

**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 cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

\*WE HAVE NOT SEEN BUILDING REGULATION APPROVAL FOR THE LOFT CONVERSION, ALTHOUGH THIS IS NOT BELIEVED TO BE A RECENT CONVERSION, AND PURCHASERS SHOULD MAKE THEIR OWN INVESTIGATIONS WITH THE LOCAL AUTHORITY TO SATISFY THE LEGAL STATUS OF THE LOFT CONVERSION AND NOT RELY ON OUR SALES PARTICULARS.



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility to check 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, fixtures and fittings shown here are not intended and the guarantee is void if any of the above is not as shown. Made with Hoxpox 2024

Council tax band A.

The property is connected to mains gas and mains drainage.

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.

