



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



38 Seacroft Road

£249,950

WITHERNSEA, HU19 2NY



Detached bungalow situated in a well regarded area, within a short stroll of the sea front with access onto the beach, boasting approximately 1300 sq metres of living space and even provides the potential to convert the loft into living accommodation (subject to all necessary planning consents) for extra space if desired. Having been adapted for accessibility needs and benefitting from a wet room bathroom with level access shower. With uPVC glazing and gas central heating throughout the accommodation comprises kitchen, four piece bathroom, three bedrooms one with an adjoining snug, conservatory, dining room, utility room and a spacious central lounge. Outside the property enjoys a large south facing garden, with a raised decked patio area, extended garage/workshop and a private side driveway providing off street parking. The property will also be supplied with a new Wren Kitchen, however this will need installing by a new owner. Properties in this location are always in high demand so we recommend an early viewing to avoid disappointment, contact our office today to make an appointment to view.





Kitchen 11'7" x 13'1" (3.55 x 4.00)

The client has purchased a new fitted kitchen supplied by Wren that will be included within the sale of the property, however this will need fitting by the purchasers as the existing owner is unable to have this work carried out whilst in situ due to poor health. The existing kitchen is fitted with oak style units with black worktops and tiled splash backs, housing an electric oven with gas hob and extraction hood, stainless steel sink with drainer and mixer tap, radiator, uPVC window to the front aspect and a side entrance door from the driveway.

Lounge 17'4" x 18'6" (5.30 x 5.65)

Spacious lounge with twin uPVC windows to the side aspect and bi-folding doors to the dining room. Feature fireplace with an electric fire but with an open grate behind. Inset spot lights, three radiators and wall light points.

Dining Room 8'2" x 10'2" (2.50 x 3.10)

With a uPVC door and windows opening to the rear garden and a sky light providing plenty of natural lighting. Inset spot lights, radiator and laminate flooring.

Utility Room 8'10" x 8'6" (2.70 x 2.60)

Useful utility room with white fitted units with wood effect worktops over and a stainless steel sink with drainer.

Space and plumbing for an automatic washing machine. radiator, tiled flooring and a uPVC window to the rear aspect.

Hallway

Inner hallway providing access through to the bathroom and bedrooms, with a useful built-in storage cupboard.

Snug 9'4" x 11'11" (2.85 x 3.65)

Open plan to bedroom one and providing access through to the conservatory via French doors, with a uPVC window to the side aspect and a radiator.

Conservatory 7'6" x 11'7" (2.30 x 3.55)

of uPVC construction under an acrylic roof with tiled flooring and access out to the rear garden.

Bedroom One 11'7" x 11'1" excluding wardrobe (3.55 x 3.40 excluding wardrobe)

Fitted with a bank of wardrobes to one wall, ceiling rose with light, coving and a radiator.

Bedroom Two 8'0" x 10'5" excluding wardrobe (2.45 x 3.20 excluding wardrobe)

UPVC window to the front aspect and radiator.

Bedroom Three 9'10" x 7'0" (3.00 x 2.15)

UPVC window to the side aspect, radiator and fitted wardrobe with overhead storage.

Bathroom 9'2" x 8'6" (2.80 x 2.60)

Wet Room fitted with a four piece white suite comprised of a roll top bath with shower attachment, level access shower with electric shower unit, WC and basin. With tiled walls and non-slip vinyl flooring, radiator and uPVC window.

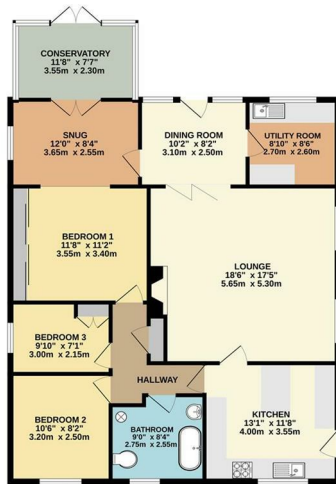
Garage/Workshop 38'8" x 9'10" (11.80 x 3.00)

Tandum garage with workshop section at one end fitted with work benches, power and lighting laid on, up and over vehicular door and a personal door and windows to the rear garden.

Garden

To the rear of the property is a superb decked sun terrace adjoining the property with balustrade and steps down to a large laid to lawn garden, with gravelled borders and planting. To the front is a gravelled garden with a side driveway leading to the garage, low wall boundary and metal vehicular gates.

GROUND FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 sq.m.) approx.
 All measurements are approximate and should not be relied upon for any legal or financial purposes. The purchaser should verify all measurements and specifications by inspection and/or by other means. The seller does not warrant the accuracy of these measurements and specifications.



Energy Efficiency Graph

Tenure: Freehold

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

Council tax Band C.

From our office head south on Queen Street, through the traffic lights, continue past Tesco and turn left onto Seacroft Road where the property is on the right hand side just before the sea front.

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.

