



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## 17 Carrs Meadow

£175,000

Withernsea, HU19 2EL



SPACIOUS THREE BEDROOM SEMI-DETACHED DORMER BUNGALOW WITH NO CHAIN!

A well proportioned dormer bungalow, one of a few of this design type, located on Carrs Meadow on the Western edge of the town, enjoying a good size garden to the rear along with a private side driveway and a garage. The accommodation briefly comprises: entrance hall, wet room shower, lounge, dining room and kitchen, to the first floor are three bedrooms, two with fitted wardrobes, a recently updated first floor wet room, double glazing throughout and a useful walk-in storage cupboard off the landing. This well presented property might benefit from some updating and the price reflects this. The property will cater for a range of buyers from retirees to those looking for their next family home, call our office today to arrange to view.







**Entrance Hall**

A uPVC front entrance door opens to a good size hallway with a staircase rising to the first floor landing with a storage cupboard below. With tiled flooring throughout and a radiator.

**Wet Room 4'9" x 4'9" (1.45 x 1.45)**

Ground floor wet room with a walk in shower with a mains fed shower unit, corner WC and pedestal basin. With non-slip flooring, water proof panelled walls, a towel radiator and an obscured glass window.

**Lounge 18'0" x 11'1" (5.50 x 3.40)**

Front facing living room with glazed double doors creating an open plan layout to the dining room, with a floor to ceiling window to the front, radiator and a fireplace with electric fire.

**Dining Room 10'9" x 9'8" (3.30 x 2.95)**

Second reception room with patio doors to the rear garden, with laminate flooring and a radiator.

**Kitchen 13'7" x 9'6" (4.15 x 2.90)**

Good size fitted kitchen with wooden base and wall units with complementing work surfaces and tiled splash backs. Built-in electric oven and electric hob, 1.5 bowl sink and

drainer with mixer tap, washing machine and dishwasher (both included in the sale) and space for an under counter fridge. Tiled flooring, radiator, gas fired combi-boiler, side facing window and a glazed uPVC door and window to the rear garden.

**Landing**

Stairs lead onto a central landing with a side facing window and a walk-in storage cupboard (1.20m x 1.65m) with radiator.

**Bedroom One 11'3" x 10'11" (3.45 x 3.35)**

Front facing double bedroom with window, fitted wardrobes to one wall, radiator and fitted drawers and cupboard to another wall.

**Bedroom Two 10'4" x 10'2" (3.15 x 3.10)**

Second double bedroom with a rear facing window, radiator and fitted wardrobes.

**Bedroom Three 6'2" x 9'2" (1.90 x 2.80)**

With a rear facing window and radiator.

**Wet Room 6'2" x 5'10" (1.90 x 1.80)**

Updated wet room with a three piece suite comprising of a level access shower with mains fed shower unit, pedestal basin and WC, with fully tiled walls and non-slip vinyl flooring, towel radiator and a side facing window.

**Garden**

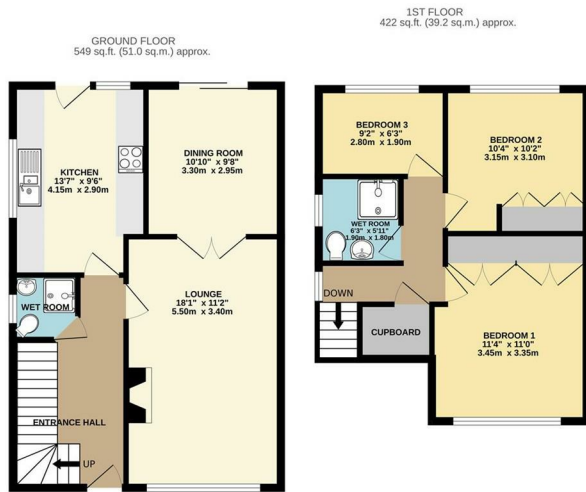
To the front of the property is a walled garden, gravelled for ease of maintenance, with a hard standing driveway providing access to the garage and off street parking for multiple cars. A gate opens into a good size garden to the rear where a large brick set and paved patio area adjoins the back of the property which extends onto a laid to lawn section of garden wrapping behind the garage, with a wooden storage shed and with planted borders. The rear is enclosed to all sides by a mixture of fenced and walled boundaries, screened by mature trees for added privacy.

**Garage**

Brick built garage under a fiberglass roof with a up and over door to the driveway and pedestrian door from the rear garden.

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



TOTAL FLOOR AREA: 971 sq ft. (90.2 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 capability or efficiency can be given.  
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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</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	

Council tax band C.

The property is connected to mains drainage and mains gas.

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.

