



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Spring Farm Bungalow

Offers Over £430,000

Out Newton Withernsea, HU19 2RE



Superb three double bedroom dormer bungalow situated amongst open fields and occupying a total plot size of approximately 1.15 acres made up of laid to lawn gardens and a number of former farm buildings, including a large agricultural shed offering plenty of storage space or potential business usage for anyone looking to a run a home business etc. Immaculately presented throughout and having been tastefully updated to the credit of the current owners to a high specification, this property offers a great opportunity for any buyers looking to escape to the countryside into a property that wants for nothing! The property comprises: porch, open plan kitchen diner with solid fuel stove and integrated appliances, separate utility room and WC, pleasant lounge, stunning four piece family bathroom and three double bedrooms, one on the ground floor and two on the second floor. With double glazing throughout including floor to ceiling windows throughout the ground floor that flood the property with natural light and maximise those open views. This property simply must be seen to appreciate all that it has to offer!





Porch 5'1" x 9'6" (1.55 x 2.90)

A black composite door opens to a useful rear entrance porch with tiled flooring and a radiator.

Kitchen 16'10" x 8'10" (5.15 x 2.70)

Contemporary white gloss fitted units with matching larder units and a island breakfast bar, with contrasting stone effect worktops and splash backs, housing a high level electric oven, microwave, gas hob with extraction hood and a dishwasher, with a recessed space for a double fridge freezer, over counter pendant lighting, wooden flooring, vertical radiator and uPVC French doors.

Diner 18'0" x 9'10" (5.50 x 3.00)

Open plan to the kitchen, with wooden flooring throughout, three floor to ceiling uPVC windows to two aspects, a vertical radiator and a free standing solid fuel stove with slate effect tiling.

Inner Hallway 18'6" x 5'10" (5.65 x 1.80)

A tiled hallway leads from the kitchen diner to give access through to the utility and ground floor WC, with a modern vertical radiator and a useful built-in cloaks cupboard.

Utility 6'6" x 5'4" (2.00 x 1.65)

With fitted units and space/plumbing for a washing machine and dryer, with a uPVC window, tiled flooring and a built-in cupboard housing the gas combi-boiler.

WC 6'6" x 2'11" (2.00 x 0.90)

Ground floor WC with tiled walls and tiled flooring housing a concealed cistern WC, basin and uPVC window.

Bathroom 9'0" x 5'10" (2.75 x 1.80)

Luxurious four piece family bathroom fitted with a free standing double ended bath with mixer shower tap, quadrant shower cubicle with dual shower heads, close coupled WC and a vanity basin set in a white unit with a mirror above with integral light. With feature hexagonal wall tiles and contrasting tiled floors, towel radiator and uPVC window.

Lounge 14'9" x 11'1" (4.50 x 3.40)

Good size living room with a radiator and with a floor to ceiling uPVC window and further side facing uPVC window providing superb views over open land and providing plenty of natural lighting.

Bedroom Three 12'3" x 11'1" (3.75 x 3.40)

Ground floor double bedroom with uPVC window and radiator.

Hallway/Landing

With a floor to ceiling uPVC window, wooden flooring, radiator and a oak staircase with glass balustrade leading to the first floor, where there is access to a boarded eaves storage space.

Bedroom One 14'1" x 11'11" (4.30 x 3.65)

Double bedroom with a uPVC glazed dormer window facing out over open fields and radiator.

Bedroom Two 14'1" x 11'1" (4.30 x 3.40)

Second first floor double bedroom with a uPVC glazed dormer window also facing out over open fields, radiator and loft access.

Garden

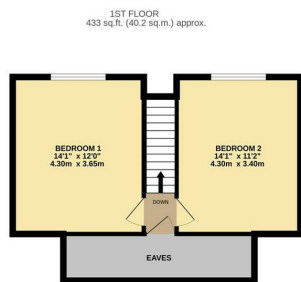
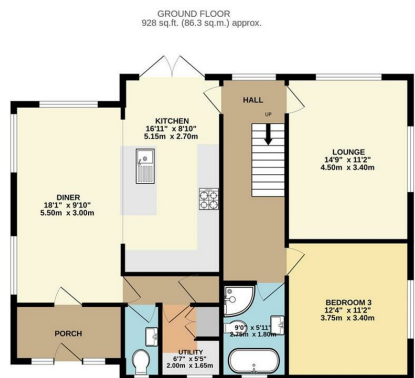
The property is located within plot totalling 1.14 acres and is set amongst open fields and enjoys far reaching views for miles around for added privacy and tranquillity. The property is accessed via a private driveway providing off street parking and access to a brick built garage, with a gated and tree lined driveway continuing through to the outbuildings. The property itself enjoys large open laid to lawn gardens to all sides along with a large south facing patio area and external bar at the rear that is ideal for outdoor entertaining.

Outbuildings

Contained within the site are a number of dis-used former agricultural buildings (roofing materials have been removed for safety), two garages, hard standing silage clamp and a large agricultural shed providing plenty of storage.

Agent Note

Parking: off street parking is available with this property
 Heating & Hot Water: both are provided by an LPG fired combi boiler.
 Mobile & Broadband: we understand mobile and broadband (ADSL) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.
 There is a public footpath crossing the rear of the the property boundary



TOTAL FLOOR AREA: 1381 sq.ft. (126.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 such for any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Graph

tenure: Freehold

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	<div style="text-align: center;"> 86 </div>
(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 A.

Drainage is by way of a septic tank and the property has LPG fuelled heating/hot water.

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.

