



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



27 Park Avenue

£239,999

Withernsea, HU19 2JX



CONTEMPORARY STYLED EXTENDED BUNGALOW WITH LOTS OF PARKING AND A LARGE GARAGE/WORKSHOP!

This stunning two bedroom detached true bungalow has been much improved by the current owners to create this very well presented property that is now ready for a new owner to move straight into and enjoy, situated in a central location for easy access to local shops and beach, with a large south facing rear garden, private gated driveway providing off street parking for multiple cars and with a large garage/workshop that offers the ideal space for a hobbyist or small home business. With uPVC glazing throughout, with gas central heating and a solid fuel stove in the lounge that can also run the heating and hot water for the property to help reduce running costs and added flexibility. The accommodation comprises: porch, hallway, two double bedrooms, re-fitted wet room en-suite, further shower room with steam shower, lounge diner, open plan sun room, modern fitted kitchen kitchen and a useful pantry. Externally is a block paved front garden with wide side driveway providing parking for multiple cars/a caravan that leads to a large south facing rear garden that mostly laid to lawn. Only by internal inspection can this property be fully appreciated, contact us today to arrange.





Porch/Hallway

A uPVC front entrance door opens into an internal porch with glazed uPVC French doors providing access into a central hallway where access leads on to both bedrooms and the lounge. With a radiator and a loft hatch providing access to a partly boarded loft for additional storage space.

Bedroom One 11'9" x 11'9" excluding bay (3.60 x 3.60 excluding bay)

En-suite double bedroom with a uPVC bay window to the front aspect and radiator.

En-Suite 5'10" x 5'6" (1.80 x 1.70)

Updated wet room comprising of a level access shower with mains fed shower, vanity basin and WC, with wet wall panelling and non-slip vinyl flooring, radiator and extraction fan.

Bedroom Two 11'5" x 11'9" excluding bay (3.50 x 3.60 excluding bay)

Second double bedroom with a uPVC bay window to the front aspect and radiator.

Lounge Diner 29'6" max x 14'1" max (9.00 max x 4.30 max)

Spacious reception room with uPVC windows to both sides and rear aspects, with laminate flooring throughout, two radiators, decorative coving to the ceiling and a built-in storage cupboard. With a large central fireplace with a slate tile surround, raised stone hearth, wooden mantel piece and a cast iron multi-fuel stove

which has the added benefit of being also to heat the radiators and hot water tank when in use to provide the flexibility of not having to use the gas boiler if desired.

Sun Room 17'8" x 9'10" (5.40 x 3.00)

Bright second reception room, open plan to the lounge, with uPVC windows to three sides and patio doors to the garden that provide plenty of natural lighting. With solid bamboo flooring and a radiator.

Shower Room 7'6" x 6'2" (2.30 x 1.90)

Updated shower room fitted with a large steam sauna shower with two seats, multi-point shower and integrated sound system. With a low level WC, vanity basin, bronze metallic effect tiling to the walls, vinyl flooring, towel radiator and a uPVC window.

Kitchen 14'9" x 7'6" (4.50 x 2.30)

Contemporary galley kitchen with pale grey gloss units to both the base and walls with complementing white worktops and feature checker tiled walls and tiled effect vinyl flooring, with a black 1.5 bowl sink and drainer with mixer tap, space for a free standing gas cooker, space for an under counter fridge, plumbing for both a washing machine and dishwasher (behind second fridge), radiator, gas combi-boiler, uPVC window and a uPVC door to the rear garden.

Pantry 7'6" x 3'3" (2.30 x 1.00)

Useful walk-in pantry cupboard with shelving providing ample storage space and with a uPVC window.

Garage 17'4" x 11'5" (5.30 x 3.50)

Garage 6.80m x 3.50m (22' 4" x 11' 6") plus workshop 5.30m x 3.50m (17' 5" x 11' 6")

Open plan timber garage and block workshop with an up and over door from the driveway, uPVC window and pedestrian door to the rear garden. With power and lighting laid on. Providing a great space for anyone looking to run a business from home, hobby space or just providing plenty of useful storage space.

Garden

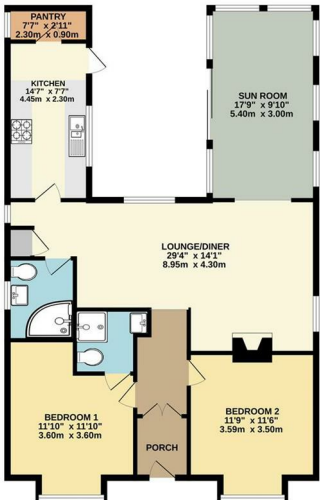
To the front of the property is a block paved front garden, screened by hedged boundaries and with recently installed driveway gates for added security that opens onto a long side driveway that is approximately 18ft wide, allowing for plenty of space for both cars and to store a touring caravan etc. A gate opens from the driveway through to the rear garden and access is also available down the opposite side of the property via a second gate.

Stepping out to the rear of the property is a raised block paved patio area that is under a polycarbonate sheet roof canopy to shield it from the rain, allowing use all year round. Leading on from this is a large area of lawned garden, enclosed by fenced boundaries to all sides and screened by mature evergreens, south facing to catch the sun all day and with a log/coal store.

Agent Note

Parking: off street parking is available with this property.

GROUND FLOOR
1053 sq.ft. (97.9 sq.m.) approx.

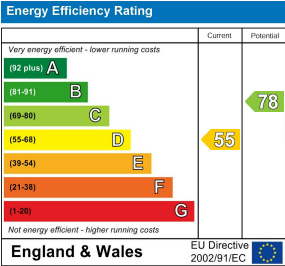


TOTAL FLOOR AREA - 1053 sq.ft. (97.9 sq.m.) approx.
Water every element has been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, stairs and any other items are approximate and are not intended to be used for any other purpose than to provide a general guide only. The above figures are based on the best available information and are not intended to be used for any other purpose. The above figures are based on the best available information and are not intended to be used for any other purpose.



Energy Efficiency Graph

Tenure: Freehold



Council tax band C.

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.

