



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Holmpton Road

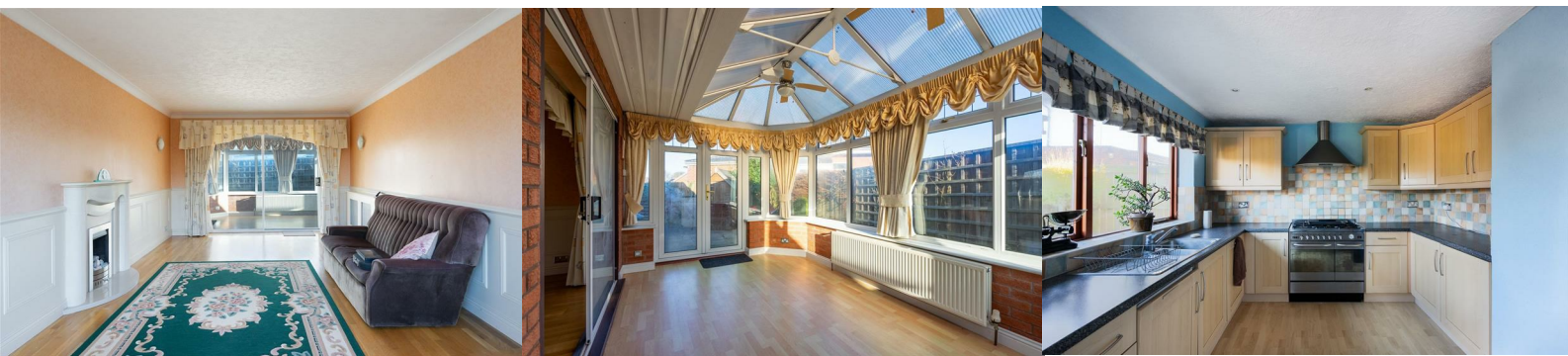
Offers Around £265,000

WITHERNSEA, HU19 2QD



SPACIOUS DETACHED FAMILY HOME WITH NO CHAIN!

Located at the southern end of the town occupying a generous plot with plenty of off street parking is this three bedroom detached dormer bungalow, situated within a short walk to the local Tesco and with the promenade close by for access to the beach. The property is set back and screened from the roadside via mature hedging for privacy and has off street parking available via a large driveway and double garage, ideal for a household with multiple vehicles. With uPVC glazing and gas central heating in place the accommodation comprises, hallway, ground floor WC, spacious through lounge with rear conservatory, study, dining room and rear kitchen, to the first floor are three double bedrooms, en-suite and family bathroom. Externally is a laid to lawn enclosed side garden which wraps around to the rear where there is a private patio area with raised borders. Offered to the market with vacant possession and no chain involved, call our office today to arrange an appointment to view.





Hallway

A uPVC door opens into the hallway where stairs lead to the first floor landing, with a storage cupboard below, radiator, uPVC window and wood effect vinyl flooring.

Lounge 20'11" x 11'5" (6.40 x 3.50)

Spacious living room with a front facing uPVC glazed bay window, central fireplace with gas fire, radiator and decorative wall panelling. UPVC glazed patio doors provide access through to the rear conservatory.

Conservatory 9'0" x 14'7" (2.75 x 4.45)

Of uPVC construction under a pitched roof with wood effect flooring, radiator, two ceiling fans and doors opening to the rear garden.

Study 7'10" x 5'1" (2.40 x 1.55)

Useful home office space with fitted storage and a rear facing uPVC window.

WC

Ground floor WC with basin, radiator, uPVC window, vinyl flooring and mosaic wall tiles.

Dining Room 10'4" x 9'10" (3.15 x 3.00)

Second reception room providing additional living/dining space with a uPVC glazed bay window to the front aspect and radiator.

Kitchen 10'4" x 17'8" (3.15 x 5.40)

Good size fitted kitchen with a range of wooden fronted worktops and contrasting worktops with a matching breakfast bar with space for four stools, housing an integrated dishwasher and fridge, range cooker with extraction hood, 1.5 bowl sink and drainer with mixer tap, radiator, laminate flooring, rear facing timber frame window and patio doors to the garden.

Landing

Stairs lead onto the landing with access to all first floor rooms, with a front facing uPVC window and a built-in cupboard.

Bedroom One 13'1" x 10'0" (4.00 x 3.07)

Double bedroom with a bank of fitted wardrobes to one wall, with a radiator, uPVC dormer window and access to the en-suite.

En-Suite 5'8" x 6'10" (1.75 x 2.10)

Fitted with a shower cubicle with mixer shower, pedestal basin and WC, with tiled splash walls and radiator.

Bedroom Two 9'6" x 13'5" (2.90 x 4.10)

Double bedroom with a radiator and front facing uPVC dormer window.

Bedroom Three 8'10" x 13'1" (2.70 x 4.00)

Third double bedroom with two skylights and a radiator.

Bathroom 7'10" x 6'10" (2.40 x 2.10)

Three piece bathroom suite comprising of a roll top back with shower attachment, pedestal basin and WC. With a uPVC glazed dormer window, wood effect flooring, half tiled walls and a radiator.

Garage 17'0" x 19'4" (5.20 x 5.90)

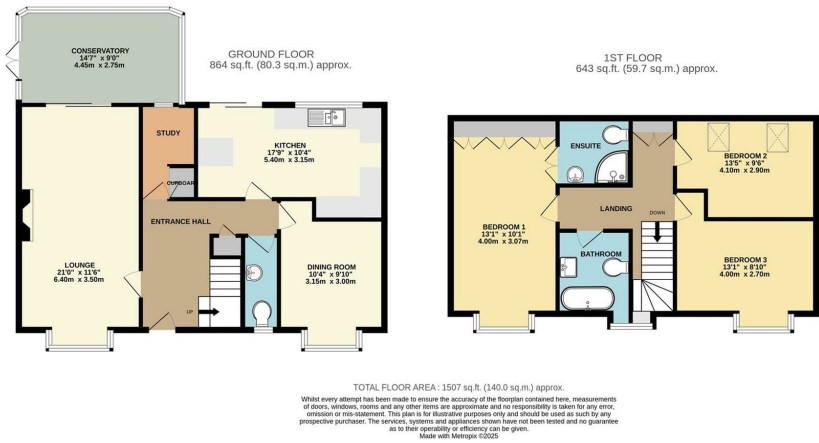
Integral double garage with two up and over doors along with a personal door and window to the rear. With power and lighting laid on and housing the gas fired boiler for the property.

Garden

The property is set back from the roadside and screened via a mature hedge boundary for privacy, vehicle access leads onto a gravelled front driveway that provides off street parking for multiple cars and access to a garage. A gate opens through to an enclosed laid to lawn side garden, this wraps around to the rear where there is a private area of paved garden stepping out from the conservatory with a storage shed and raised planted borders.

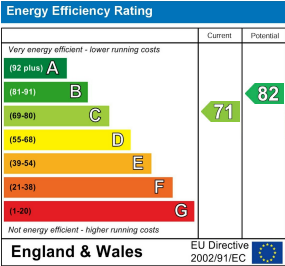
Agent Note

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.



Energy Efficiency Graph

tenure: Freehold



Mains gas, electricity and drainage are connected. The property is also on a water meter.

Council Tax Band D.

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