



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Sunrae Hull Road

£225,000

WITHERNSEA, HU19 2EJ



Rarely available on the market is this lovely three bedroom detached true bungalow, surrounded by open fields in this idyllic rural setting on the outskirts of the town that offers a quiet sense of seclusion, whilst at the same time retaining all the benefits and amenities that come from living in a town. The bungalow has been finished with a rustic aesthetic with brick feature walls and a log burning stove in the living room that is complementary to the updated kitchen and modern shower room, externally a long driveway that provides off street parking for multiple cars and gives access to a brick built garage, along with private and good sized gardens to the front and rear. With uPVC glazing and gas central heating throughout the accommodation comprises: internal porch, hallway, lounge, kitchen, utility, rear lobby with WC, three double bedrooms and a shower room. Offering the ideal choice for any buyer looking for a peaceful escape to enjoy their retirement, call us today to arrange to view.





Porch/Hallway

An internal entrance porch with uPVC double doors leads onto a central hallway with feature glass skylight/loft hatch and radiator.

Bedroom One 10'9" x 11'11" (3.30 x 3.65)

Double bedroom with a front facing uPVC bay window and additional window to the side aspect, decorative fireplace and radiator.

Bedroom Two 11'11" x 9'10" (3.65 x 3.00)

Double bedroom with a side facing uPVC window and radiator.

Bedroom Three 11'11" x 9'10" (3.65 x 3.00)

Double bedroom with a side facing uPVC window and radiator.

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

Comprising of a quadrant shower cubicle with dual mixer show, vanity unit with basin and concealed cistern WC, half tiled walls, grey towel radiator and a rear facing uPVC window.

Lounge 11'12" x 11'12" (3.65 x 3.65)

Good size living room with a front facing uPVC window,

south facing to catch the sun all day, with a rustic exposed brick chimney breast and alcove housing a wood burning stove set on a stone tiled hearth. Radiator, traditional built-in storage cupboard to the alcove and with access leading through to the kitchen.

Kitchen 12'9" x 11'1" (3.90 x 3.40)

Updated grey shaker kitchen with complementing worktops and tiled splash backs, housing an electric oven and hob with extraction hood, 1.5 bowl sink and drainer with mixer tap, integrated fridge freezer, polished flagstone flooring, exposed brick feature wall, side facing uPVC window overlooking fields, radiator, ledge and braced door to the utility and with glazed double doors opening to the rear entrance lobby with space for shoes/coats, external uPVC door and access through to the WC.

Utility 6'0" x 6'6" (1.85 x 2.00)

Useful storage space housing the gas combi-boiler, uPVC window and providing space and plumbing for white goods.

WC

WC with half tiled walls and a uPVC window.

Garden

The property is set back from the roadside by a long front garden with a hard standing driveway providing plenty of off street parking and access to the garage, the front garden is mostly laid to lawn with gravelled borders stocked with a variety of well established plants and shrubbery. Access continues to a similarly good sized rear garden, screened by hedge and fenced boundaries for added privacy and enjoying views over open fields to three sides, there is a brick paved patio area adjacent to the garage and gravelled borders with plants.

Garage

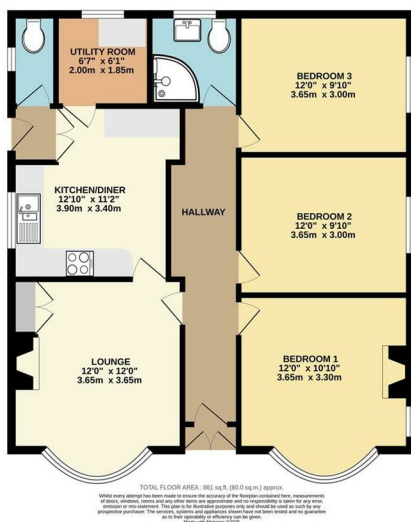
Brick built single garage under a pitched roof with an electric garage door and side facing window.

Agent Note

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

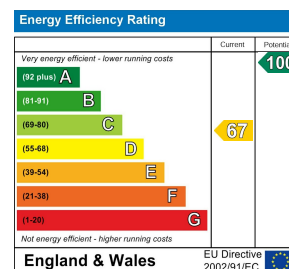
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage via a septic tank.

Council band C.

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.