



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Bungalow Smook Hills Road

Offers In The Region Of  
£345,000

Hollym Withernsea, HU19 2QQ



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MODERN EXTENDED THREE BEDROOM BUNGALOW ADJOINING OPEN FIELDS!

We are pleased to present to the market this spacious detached bungalow, finished to a very high standard with a modern fitted kitchen and bathrooms, along with tasteful neutral décor throughout and with the added benefit of having a recent conservatory extension that provides additional living space and a tranquil place to relax and look out over the well kept garden and fields beyond. Set in a generous plot and located at the end of this small lane adjoining open fields with views stretching out for miles, located in a semi-rural position being less than a mile from the nearest town for convenient access to all shops, amenities and the beach. With uPVC glazing and gas central heating throughout the accommodation comprises: entrance hall, lounge diner with multifuel burner, rear conservatory, modern kitchen with central island and lantern roof, four piece bathroom, three double bedrooms and en-suite shower. Externally the property benefits from a large gravelled frontage providing parking for multiple cars, a large garage and a private south facing garden at the rear. Contact our office today to arrange a viewing of this superb home before it gets snapped up!







### Hallway

UPVC front door leading to a central hallway with radiator and access to loft.

### Lounge Diner 25'3" x 11'5" into bay (7.70 x 3.50 into bay)

Spacious dual aspect living room with a large bay window to the front aspect and French doors opening to the rear conservatory, with wooden flooring throughout, modern vertical radiator and a central fireplace housing a multifuel stove.

### Conservatory 16'4" x 11'5" (5.00 x 3.50)

New rear addition of uPVC construction under a pitched glass roof with patterned tiled flooring and doors opening out onto the garden.

### Kitchen 16'10" x 12'9" (5.15 x 3.90)

Contemporary black gloss fitted kitchen with central islanding unit housing an induction hob with stainless steel and glass extraction hood above and with space for bar seating, with matching black worktops and feature mosaic splash back tiles. With a built-in oven and microwave, wine cooler, 1.5 composite sink and drainer with mixer tap, feature downlights, a grey vertical radiator, larder units, gas combi-boiler, wood effect vinyl flooring and a useful walk-in cupboard. With a rear facing uPVC window, door to the rear garden and with a vaulted glass skylight providing plenty of natural lighting.

### Bathroom 10'2" x 5'4" (3.10 x 1.65)

Modern bathroom with four piece white suite comprising of a bath, large walk-in shower, wall hung vanity basin and WC, with tiled flooring and tiled effect laminate, mosaic border tiles, vertical radiator and uPVC window.

### Bedroom One 13'1" x 10'7" (4.00 x 3.25)

En-suite double bedroom with uPVC French doors to the rear garden, modern fitted grey bed surround, wooden flooring, radiator and a glass privacy door leading to the en-suite.

### Ensuite 10'7" x 3'11" (3.25 x 1.20)

Modern suite comprising of a large shower cubicle with electric shower, wall hung vanity basin and WC. With tiled effect flooring, tiled splash backs, towel radiator and a uPVC window.

### Bedroom Two 9'10" x 12'5" (3.00 x 3.80)

Double bedroom to front aspect with wooden flooring, uPVC window and radiator.

### Bedroom Three 7'6" x 10'4" (2.30 x 3.15)

Double bedroom with solid wood flooring, uPVC window to the rear aspect and a radiator.

### Garden

The property occupies a large plot and adjoins open fields to the side and is well screened by mature trees for added privacy, the property is accessed via a walled and pillared driveway leading

onto a gravelled front garden providing off street parking for multiple cars, along with a further gravelled overflow parking space available in front of the property. With a planted garden with raised beds, mature planted borders and a greenhouse, gated pedestrian access leads through into the rear.

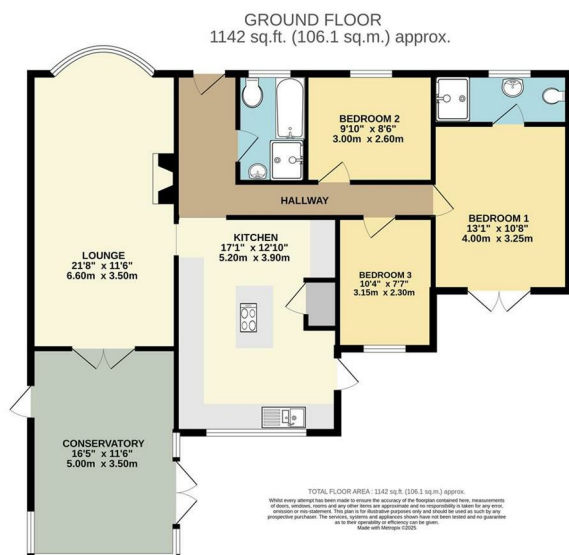
To the rear is a large south facing garden with countryside views to the side, mostly laid to lawn with a decked seating area stepping out from the conservatory which continues onto a paved patio with a screened area housing space for a hot tub, with a large summerhouse, mature planting and enclosed by fenced boundaries to all sides.

### Garage 14'6" x 18'1" (4.42 x 5.52)

Large garage with a roller door to the front and with a boarded loft space for additional storage space. The garage has been partitioned (could easily be reverted) to form a craft/workshop space at the rear with fitted storage, sink unit with electric water heater and with plumbing for a washing machine, a uPVC window and door facing out to the rear garden.

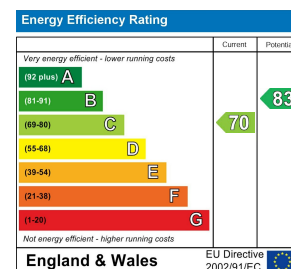
### Agent Note

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,



## Energy Efficiency Graph

Tenure: Freehold



Council Tax Band A .

The property is serviced by mains gas and a septic tank

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