



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Belvedere

£140,000

Withernsea, HU19 2HT



An immaculately presented two double bedroom house facing out over a playpark and with the sea beyond, finished to a very high standard to the credit of the current owner, tastefully decorated and upgraded with an abundance of premium fixtures and fittings throughout, this exceptional home must be viewed to be fully appreciated and is ready for a new owner to move straight into, relax and enjoy all that it has to offer. With uPVC glazing (with plantation shutters) and gas central heating the accommodation comprises: porch, hallway, open plan lounge diner, ground floor bathroom, modern fitted kitchen with range cooker and a large conservatory at the rear, two the first floor are two double bedrooms, both with fitted wardrobes, sea views to the front and a stunning bathroom with high quality four piece suite, externally is private low maintenance rear garden leading to a large detached garage, with plenty of of street parking available via a private space in front of the property and space inside and in front of the garage. Offered to the market with the potential for no onward chain (timescale dependant), contact our office today to see all that this stunning home has to offer!





Porch/Hallway

A uPVC porch provides a useful entrance space leading through into the hallway, where stairs lead to the first floor landing, with a radiator and access through to the living room.

Lounge Diner 23'7" x 14'9" reducing to 11'9" (7.20 x 4.50 reducing to 3.60)

Spacious, open plan, dual purpose living space providing a pleasant seating area and further dining area leading through to the kitchen, with a uPVC glazed bay window to the front aspect with window seat and useful storage space, uPVC French doors to the ground floor WC, access to the under-stairs-storage cupboard, two radiators, inglenook fireplace with stone hearth and floating wooden mantel providing space for an electric fire, decorative vertical partition screen and with built-in alcove units with display lights.

Ground Floor WC 9'6" x 4'7" (2.90 x 1.40)

Of uPVC construction under a solid roof with a concealed cistern WC and vanity basin, with radiator.

Kitchen 12'3" x 8'10" (3.75 x 2.70)

White fitted kitchen units with complementing worktops and splash back tiles, housing a range cooker with feature chimney style extraction hood above, white composite 1.5 bowl sink and drainer with mixer tap with water filter, integrated fridge/freezer and further integrated fridge, tiled flooring, chrome towel radiator,

washing machine concealed in a cupboard and with a wall mounted gas combi-boiler also concealed in a cupboard, ceiling spotlights, side facing uPVC window and a glazed uPVC door to the rear conservatory.

Conservatory 16'4" x 8'10" (5.00 x 2.70)

Rear conservatory of uPVC construction under a tiled roof with French doors opening out to the garden, providing a pleasant living space that can be used all year round.

Landing

Stairs lead onto the landing with a spindled balustrade and loft access.

Bedroom One 13'1" x 14'9" (4.00 x 4.50)

Large double bedroom with two uPVC windows providing sea views, fitted with two banks of wardrobes with sliding mirrored doors, along with a glass topped dressing table and radiator.

Bedroom Two 12'7" x 9'6" (3.85 x 2.90)

Second double bedroom with a built-in mirrored door wardrobes to one wall, rear facing uPVC window and radiator.

Bathroom 12'1" x 8'10" (3.70 x 2.70)

Stylish four piece bathroom with feature wall panelling and accented stone counter tops, fitted with a premium suite comprising of a large shower cubicle, sunken bath with mixer shower tap, large vanity unit with fitted storage and mirror above

and a concealed cistern WC with douche shower spray. With pebble effect floor tiles, radiator, extraction fan and two uPVC windows.

Garden & Garage 23'7" x 14'1" (7.20 x 4.30)

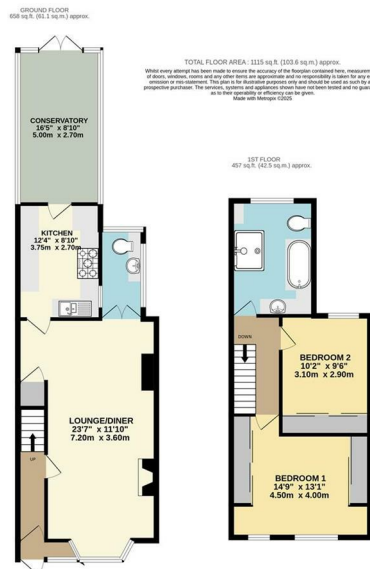
To the front of the property is an enclosed front garden with a decorative walled boundary with space in front for parking. To the rear is an enclosed garden, paved for ease of maintenance, with feature raised borders, decked seating area with colour changing external lights, Pergola and with fenced and walled boundaries to both sides. Seated within the garden is a large double garage, partitioned to create a garage and further workshop space, with a uPVC window and glazed door from the rear garden and an electric roller vehicle door, providing plenty of space to park a car and open the doors too, with power and lighting laid on and with storage space to the rafters. The garage is accessed via a private road leading from Southcliff Road and the space in front of the garage belongs to this property which provides space to park an additional car if required.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(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.

The property is connected to mains gas and mains drainage services.

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.