



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



7 Owthorne Walk

Asking Price £165,000

Withernsea, HU19 2AZ



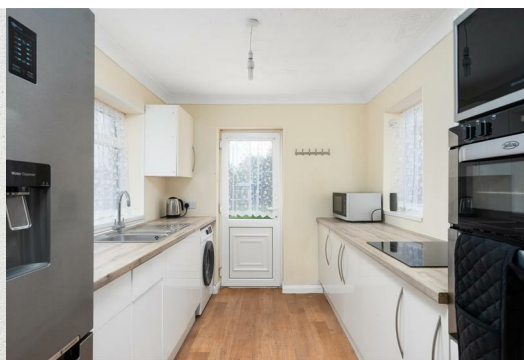
Nestled in a cul-de-sac location on Owthorne Walk, Withernsea, this charming three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts two spacious reception rooms that are open plan, creating a welcoming atmosphere ideal for both relaxation and entertaining.

The modern kitchen is designed with functionality in mind, featuring neutral décor throughout that enhances the home's bright and airy feel. The property includes two well-appointed bathrooms, comprising a family bathroom and a convenient shower room, catering to the needs of a busy household.

Outside, you will find a large south-facing garden, a true highlight of this home. The garden is adorned with mature plants, providing a serene outdoor space, and features a raised decked patio, perfect for enjoying sunny afternoons or hosting gatherings with family and friends.

For those with vehicles, the property offers off-street parking with space for two vehicles on the private driveway, ensuring convenience and ease of access.

This delightful semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful retreat while being close to local amenities and the beautiful coastal scenery that Withernsea has to offer. Whether you are a growing family or looking for a spacious home to settle into, this property is sure to impress and is offered to the market with no chain involved to help facilitate a smooth sale.





A private driveway provides off street parking and a side gate leads through to a deceptively large south facing rear garden, mostly laid to lawn, with plenty of mature plants, elevated decked seating area, paved patio and a useful wooden out building at the bottom of the garden provides storage space. The front entrance door opens to an entrance lobby with stairs leading to the first floor and access through to a spacious open plan lounge diner with patio doors to the rear, this leads through to a utility room with the ground floor bathroom adjoining. At the rear is a modern high gloss fitted kitchen with further door to the garden. To the first floor are three bedrooms and a shower room.

Lounge 12'1" x 12'5" (3.70 x 3.80)

Dining Room 12'3" x 10'5" (3.75 x 3.20)

Utility 6'2" x 4'11" (1.90 x 1.50)

Bathroom 6'2" x 4'11" (1.90 x 1.50)

Kitchen 10'4" x 8'2" (3.15 x 2.50)

Bedroom One 12'3" x 9'2" (3.75 x 2.80)

Bedroom Two 12'3" x 6'6" (3.75 x 2.00)

Bedroom Three 8'10" x 8'8" (2.70 x 2.65)

Shower Room 7'10" x 6'4" (2.40 x 1.95)

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, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council ta band A.

The property is connected to mains gas and mains drainage.



Energy Efficiency Graph

Tenure: Freehold

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

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.

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