



**Louville Avenue**  
Withernsea

Guide Price **£240,000 - £260,000**

**WIGWAM**

# Louville Avenue

Withernsea

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- 4 Bedroom detached chalet-style bungalow
- Off-street parking and single garage
- Large private garden with summer house, green house, and garden shed
- Open plan living room and dining room
- Close to sea front
- Complete electrical rewire and new UPVC windows and doors
- 5 year old boiler with annual service history
- Freehold property

Discover this beautifully presented 4-bedroom detached chalet bungalow, situated in a sought-after location. Within walking distance of the sea front and local amenities, all whilst offering off-street parking along with the addition of a single garage with an electric roller shutter door.

Inside, you are greeted by an open-plan living room and dining room, designed to create a seamless flow, perfect for family time and entertaining guests. The 4 well-proportioned bedrooms offer a personal retreat, with the addition of the conservatory to help flood the property with natural light to create a warm ambience throughout.



# Louville Avenue

## Withernsea

Step outside to the private expansive garden of this property, featuring a picturesque summer house, complete with power, perfect on a large lawn, as well as a paved patio area, perfect for al fresco dining.

The property benefits from a 5-year-old boiler with annual service records, a complete electrical rewire, installation of CCTV and new UPVC windows and doors throughout.

This property truly is a rare opportunity in a fantastic location, ready to be your next home.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:





### Living room

15' 9" x 10' 6" (4.80m x 3.20m)

With laminate flooring, open plan to dining room, radiator, aerial point, power points, and 2 windows.

### Dining room

8' 6" x 9' 6" (2.60m x 2.90m)

With laminate flooring, open plan to living room, power points, radiator, and large window.

### Kitchen

9' 10" x 9' 6" (3.00m x 2.90m)

With vinyl flooring, dove grey handleless kitchen units, laminate worktops, sink and tap, free standing oven and hob, plumbing for washing machine, power points, and door to the side walk way.

### Bedroom 1

12' 2" x 10' 11" (3.70m x 3.33m)

With carpet, feature unit, aerial point, power points, radiator, and large window.

### Bedroom 2

9' 4" x 11' 3" (2.85m x 3.44m)

With laminate flooring, built in wardrobe, door leading in to the conservatory, power points, radiator, and large window.

### Conservatory

10' 2" x 10' 2" (3.10m x 3.10m)

With vinyl floor, French doors into the garden, floor to ceiling glass panelled side, poly-carbonate roof, internal door into the property, power points, aerial point, and radiator.

### Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

With vinyl flooring, shower cubicle, wash basin with vanity unit, W/C, heated towel rail, extractor fan, and large window.





#### **Hall**

With laminate flooring, power points, telephone socket, radiator, door to the front of the property, and stairs to second floor.

#### **Bedroom 3**

16' 1" x 11' 6" (4.90m x 3.50m)

With carpet, walk in wardrobe with lighting, access to eaves storage of room with lighting, power points, aerial point, radiator, and large window.

#### **Bedroom 4**

15' 7" x 11' 6" (4.76m x 3.50m)

With carpet, eaves storage on both sides of the room with lighting, power point, aerial point, high level storage cupboards, radiator, and large window.

#### **Garden**

Large garden to the rear of the property with summer house, green house, and garden shed.

#### **Garage**

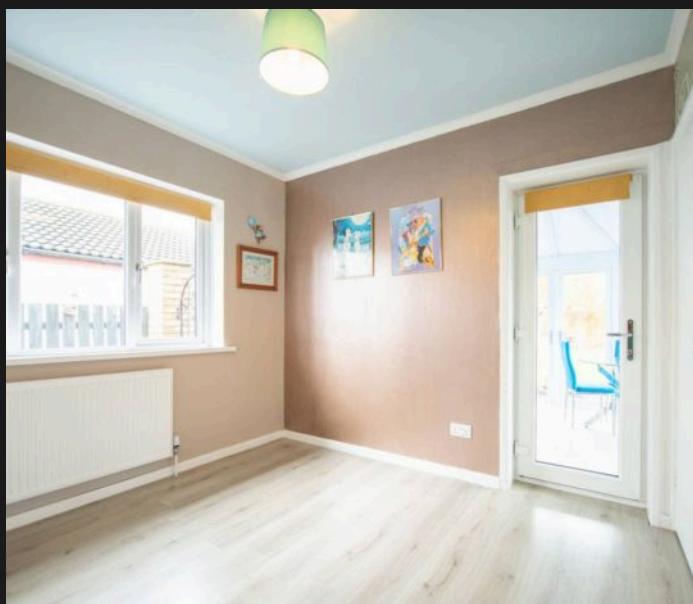
Single Garage

Single garage with electric roller shutter door.

#### **Driveway**

3 Parking Spaces

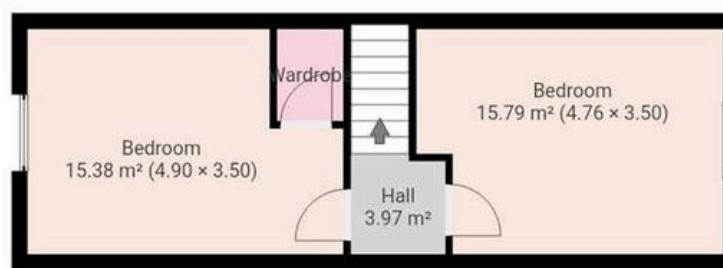
Off-street parking to the front of the property.











This floor plan is provided without warranty of any kind. All measures have been taken to ensure quality and accuracy, however we disclaim any warranty including, without limitation, satisfactory quality or accuracy of dimensions.

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



## Wigwam

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