



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



16 Carrs Meadow

Asking Price £170,000

Withernsea, HU19 2ER



A deceptively spacious three bedroom semi-detached true bungalow, situated on the popular Carrs Meadow development on the edge of the town, offered to the market with vacant possession and no chain involved.

Occupying a generous plot, the property enjoys a west facing rear garden, mainly laid to lawn with mature planting, providing a pleasant outdoor space that benefits from the afternoon sun, while a private driveway and integral garage offer ample parking and useful storage.

Internally, the home offers well proportioned accommodation, with a large open plan lounge diner forming the heart of the home, featuring a vaulted ceiling with tongue and groove panelling and patio doors opening onto the garden, creating a bright and airy living space.

There are three good size bedrooms, a shower room designed with accessibility in mind, and a separate WC for added convenience.

While the property would benefit from cosmetic updating and modernisation, homes of this style are rarely available, presenting a fantastic opportunity for a buyer to create a home tailored to their own tastes.





The property is set back from the roadside behind a mature front garden, with a private driveway providing off street parking and access to the integral garage, which benefits from a vehicular door, rear access, and a mezzanine storage level.

A side gate leads through to the rear garden, which is a good size and mainly laid to lawn, with mature trees and planting, along with a paved patio area positioned to enjoy the west facing aspect and afternoon sunshine. Additional external storage is also provided.

Entering via a useful front entrance porch, ideal for coats and shoes, this opens into the hallway, which includes a built-in airing cupboard housing the hot water tank, and door out to the rear garden.

The accommodation is well arranged, with a clear separation between living and sleeping areas. To the rear are three bedrooms, two of which benefit from fitted storage, along with the shower room, fitted with a walk-in shower cubicle, and a separate

adjoining WC.

The kitchen is fitted with wooden fronted units, offering space for a freestanding cooker and under counter appliances, and features a serving hatch through to the dining area.

The L-shaped lounge diner is a standout feature, offering a spacious open plan living and dining area, complete with a vaulted ceiling, feature fireplace, and patio doors opening onto the rear garden, creating a light-filled and inviting space.

Porch

Lounge/Diner 21'7" x 17'4" (6.60 x 5.30)

Kitchen 9'0" x 8'4" (2.75 x 2.56)

Hall

Bathroom 6'6" x 5'4" (2.00 x 1.65)

WC 5'4" x 2'11" (1.65 x 0.90)

Bedroom 1 12'1" x 10'11" (3.70 x 3.34)

Bedroom 2 10'11" x 8'6" (3.34 x 2.61)

Bedroom 3 8'11" x 8'2" (2.73 x 2.50)

Garage 17'7" x 9'6" (5.37 x 2.90)

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a gas fired boiler.

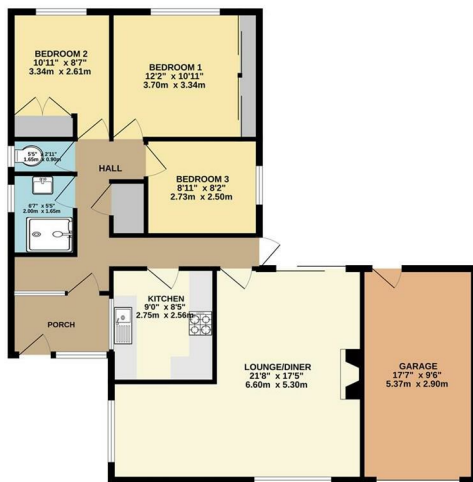
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band C.

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

This property is a probate sale, at the time of marketing probate is still outstanding.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.

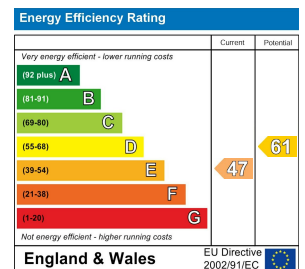


TOTAL FLOOR AREA: 902 sq. ft. (83.8 sq.m.) approx.
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Energy Efficiency Graph

Tenure: Freehold



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