



# Goodwin Fox

## A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



### 329 Queen Street

Withernsea, HU19 2NT

Asking Price £225,000



An individually designed, substantial four double bedroom detached dormer bungalow, ideally located on a large, private plot. This impressive property offers an exceptional blank canvas for those looking to modernise and add value, presenting an exciting opportunity for the discerning buyer.

The flexible accommodation is perfect for multi-generational living or those seeking ground-floor convenience, featuring two double bedrooms and a full bathroom on the ground floor. Upstairs, two more generously sized double bedrooms and shower room, provide ample space for family or guests.

The home boasts two expansive, open-plan reception rooms, providing excellent living and entertaining space, while the wrap-around, laid-to-lawn gardens offer a peaceful and private setting. The private driveway leads to a double garage, providing additional parking and useful storage space.

Offered to the market with vacant possession and no onward chain, this property is a rare find – an unmissable opportunity to create your dream home in a highly desirable location. Don't miss out on this blank canvas waiting to be transformed into something truly special.





The front driveway leads to an adjoining double garage with an electric garage door, providing ample parking and convenient access. The well-maintained, laid-to-lawn gardens wrap around the side and rear of the property, offering a generous outdoor space perfect for children to play or for enjoying outdoor activities.

Upon entering, a welcoming internal porch opens into the hallway, with stairs leading to the first floor. The ground floor accommodation features a dual-aspect lounge with a cosy gas fire, creating a comfortable space for relaxing. The open-plan dining room at the rear offers a spacious area for entertaining, which flows seamlessly into the kitchen. A rear porch provides a useful utility area and direct access to the garden, perfect for those with an active outdoor lifestyle.

On the ground floor, you'll find two double bedrooms and a tiled family bathroom, offering convenient living options. Upstairs, there are two large bedrooms, each with ample built-in storage

space. The landing also provides access to a walk-in airing cupboard for additional storage. A separate shower room completes the first-floor accommodation.

#### Hall

**Lounge 18'4" x 12'5" (5.60 x 3.80)**

**Dining Room 10'11" x 9'4" (3.35 x 2.85)**

**Kitchen 12'7" x 9'4" (3.85 x 2.85)**

**Utility/Porch 12'7" x 5'6" (3.85 x 1.70)**

**Bathroom 8'2" x 7'10" (2.50 x 2.40)**

**Bedroom Three 13'5" x 10'0" (4.10 x 3.05)**

**Bedroom Four 11'9" x 10'5" (3.60 x 3.20)**

**Landing 9'10" x 12'9" (3.00 x 3.90)**

**Bedroom One 18'4" x 12'9" (5.60 x 3.90)**

**Bedroom Two 13'5" x 12'9" (4.10 x 3.90)**

#### Shower Room

**Garage 21'7" x 16'4" (6.60 x 5.00)**

#### Garden

#### Agent Note

**Parking:** off street parking is available with this property.

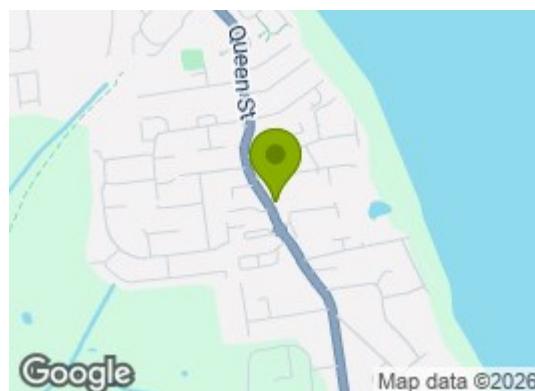
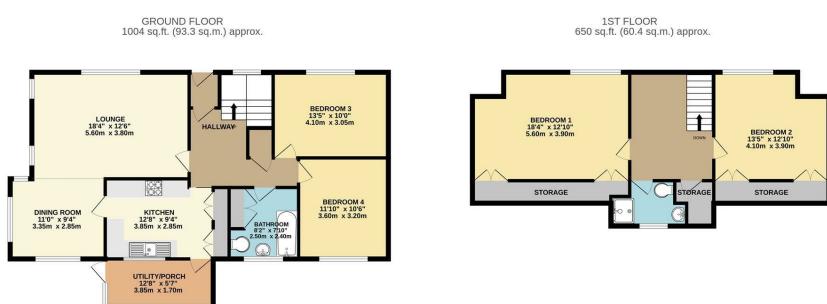
**Heating & Hot Water:** both are provided by a gas fired boiler (we are advised this boiler needs replacing).

**Mobile & Broadband:** we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

**Council tax band C**

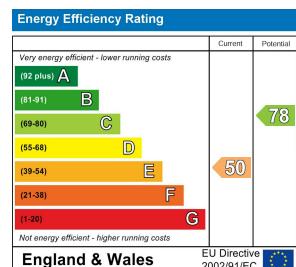
The property is connected to mains gas & mains drainage services.

We have been advised that the property has previously suffered from clay shrinkage caused by root activity. The area has been cleared, however there is evidence of cracking and any potential buyer should make their own investigations as to whether this is historical or ongoing.



#### Energy Efficiency Graph

**Tenure: Freehold**



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 firms employment has the authority to make/give any representation or warranty in respect of the property.