



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



20 Holmpton Road

£229,950

Withernsea, HU19 2QD



A beautifully presented three bedroom semi-detached dormer bungalow, tucked away within a cul-de-sac position on the southern side of the town and within a short walk of the seafront. Offering spacious and versatile accommodation throughout, this attractive home is ideal for growing families whilst also providing the flexibility for ground floor living if required.

The layout has been thoughtfully arranged to suit a variety of lifestyles, with a generous open plan living room to the front, a second reception room that could equally serve as a ground floor bedroom, and an extended kitchen diner that forms the heart of the home. Combined with a ground floor bathroom, the property is well suited to buyers seeking adaptable accommodation for both present and future needs.

To the first floor are three double bedrooms, all benefiting from fitted storage, providing excellent space for family life. The accommodation is complemented by a convenient first floor WC, ensuring practicality across both levels.

Externally, the property has been landscaped to a particularly high standard and offers far more than first meets the eye. The rear garden has been designed to create a series of inviting outdoor spaces, from the lawned garden and patio areas through to a dedicated entertaining space with hot tub and seating area. A glazed garden lounge provides an additional year-round retreat, making the garden a genuine extension of the living accommodation.

Further benefits include a driveway providing off street parking for multiple vehicles and a garage offering excellent storage. Combining flexible accommodation with outstanding outdoor space, this is a home that is sure to appeal to a wide range of buyers.





A lawned front garden sets the property back from the roadside, while a side driveway provides off street parking for multiple vehicles and leads to a brick built garage offering useful storage.

A gate opens into the rear garden, where a paved patio adjoins the property, complemented by raised borders with water features and planting. Beyond this is a lawned section of garden with border plants and a pathway leading through to the main entertaining area at the far end of the plot. Here, a paved seating area provides the ideal space for outdoor dining and barbecues, alongside a covered hot tub area.

Adjoining the garage is a conservatory style garden lounge (2.50m x 4.50m) with tiled flooring and sliding patio doors, creating a versatile space that can be enjoyed throughout the year. To the rear of the garage is a further useful storage area.

Entering through the side entrance door, the hallway provides access to the ground floor accommodation, with stairs rising to the first floor landing.

The lounge diner extends across the front of the property and is centred around a feature fireplace. Two large windows allow plenty of natural light to flood the room, creating a bright and welcoming living space.

The second reception room is currently utilised as a sitting

room and benefits from French doors opening onto the rear garden. This flexible room could equally be used as a ground floor bedroom if required.

Positioned opposite is the bathroom, fitted with a modern suite incorporating a bath with shower over and complemented by contemporary tiling.

Completing the ground floor is the extended kitchen diner, fitted with a range of stylish cream units and integrated appliances including a washing machine, dishwasher and condenser tumble dryer, together with an eye level double oven and grill and separate hob. There is ample space for a fridge freezer and breakfast table, while a door provides direct access to the rear garden.

To the first floor, the landing features a wooden balustrade and decorative mirrored wall, providing access to three double bedrooms, all benefiting from fitted storage. One bedroom spans the full width of the rear of the property, creating a particularly generous principal room. A first floor WC completes the accommodation.

Lounge/ Diner 20'4" x 15'3" (6.2m x 4.67m)

Kitchen/ Diner 16'10" x 10'2" (5.15m x 3.1m)

Bedroom 4/ Sitting Room 12'2" x 9'10" (3.73m x 3m)

Bathroom 6'2" x 5'4" (1.9m x 1.65m)

Bedroom 1 14'1" x 9'2" (4.3m x 2.8m)

Bedroom 2 19'4" x 9'3" (5.9m x 2.83m)

Bedroom 3 11'5" x 8'11" (3.5m x 2.72m)

Agent Notes

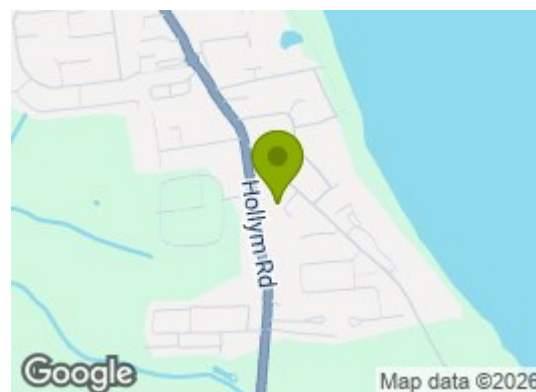
Parking: off street parking is available with this property.

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.

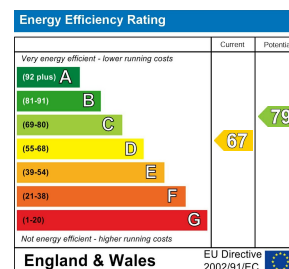
Council tax band C.

Services include mains gas, electric and drainage connections.



Energy Efficiency Graph

Tenure: Freehold



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