



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Park Avenue

Asking Price £225,000

WITHERNSEA, HU19 2JX



A substantial period end terrace house, offering an exceptional amount of living space with beautifully proportioned rooms, high ceilings and a wealth of original character throughout. Beautifully presented in keeping with the age of the property, this four bedroom, two bathroom home is perfectly suited to family life, combining timeless period charm with the practicalities expected of modern living.

The accommodation is both spacious and versatile, comprising two generous reception rooms, a stylish shaker kitchen with adjoining utility room, and four well proportioned bedrooms. Original features sit comfortably alongside thoughtful improvements, including a solid fuel stove, fitted wardrobes and modern bathroom suites, creating a home that is ready for a new owner to move straight into and enjoy with very attractive plantation blinds throughout the house providing privacy.

Externally, the property is equally impressive. A block paved frontage provides valuable off street parking for two vehicles together with a side garage, a rare and highly desirable feature so close to the town centre and seafront. To the rear, the south facing garden has been beautifully landscaped to provide a variety of seating areas, making it a wonderful space for entertaining, relaxing or enjoying the sunshine throughout the day.

Ideally located within easy walking distance of both the town centre and the beach, this outstanding period home offers the perfect balance of character, space and convenience, making it an ideal choice for growing families.





A block paved frontage provides off street parking for two vehicles and leads to a side garage with double opening doors and a personal door to the rear.

Entering through the front porch, a spacious and welcoming entrance hall features attractive original tiled flooring and a staircase rising to the first floor.

To the front of the property, the lounge is a beautifully proportioned reception room with a bay window, period fireplace and solid fuel burning stove creating a warm focal point.

The second reception room offers a flexible sitting or dining space with a rear facing bay window, decorative fireplace and useful understairs storage cupboard. Timber flooring runs throughout this room and continues seamlessly into the adjoining kitchen.

The kitchen has been updated with a range of cream shaker style units complemented by quality worktops and feature tiling. Fitted with a built-in oven, gas hob and composite sink, there is also ample space for a breakfast table, making it an ideal everyday family space.

Leading from the kitchen is a particularly useful utility room, providing space for a washing machine beneath additional

worktops with a secondary sink, together with space for both a freezer and upright fridge.

A rear lobby creates an excellent boot room with tiled flooring and a stable door opening onto the garden. The ground floor bathroom is accessed from here and is fitted with a bath, shower over and attractive tongue and groove wall panelling.

Stepping outside, a tiled side return provides a private seating area, leading onto a further brick paved terrace positioned to enjoy the sun throughout the day. Beyond this, the garden opens onto a generous lawn surrounded by well stocked planted borders, with a gravelled pathway leading to a further seating area complete with a summerhouse and hot tub. Behind the garage, a covered seating area creates an excellent outdoor living space for entertaining whatever the weather.

To the first floor, a spacious split level landing provides access to four bedrooms, comprising three generous doubles and a fourth single bedroom currently utilised as a home office. The principal bedroom spans the full width of the property, while bedrooms one and two both benefit from fitted storage and retain attractive cast iron fireplaces. Completing the accommodation is a modern shower room.

Porch/Hall

Lounge 1312'4" x 1427'2" (400 x 435)

Dining/Sitting Room 1542'0" x 1673'3" (470 x 510)

Kitchen 1197'6" x 1115'6" (365 x 340)

Utility Room 574'2" x 590'7" (175 x 180)

Rear Lobby 1148'4" x 508'6" (350 x 155)

Bathroom 557'9" x 541'4" (170 x 165)

Landing

Master Bedroom 2066'11" x 1312'4" (630 x 400)

Bedroom Two 1230'4" x 1361'7" (375 x 415)

Bedroom Three 787'5" x 705'5" (240 x 215)

Bedroom Four 1246'9" x 1115'6" (380 x 340)

Shower Room 524'11" x 623'4" (160 x 190)

Garden

Garage

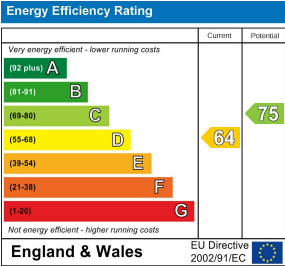
AGENT NOTES

Parking: off street parking only.
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.



Energy Efficiency Graph

Tenure: Freehold



Services include mains gas, electric and drainage connections.
Council tax band C

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