



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



216 Queen Street

£269,500

WITHERNSEA, HU19 2NX



A substantial detached bungalow, one of only three individual properties of its type, situated in a convenient location near Tesco & a short walk to the beach and promenade. The property offers deceptively spacious and well presented accommodation throughout, complemented by a generous west facing landscaped rear garden and a versatile internal layout, creating a home that is ready for a new owner to move straight in and enjoy.

The main living accommodation is arranged to the rear, with an open plan lounge creating a sociable layout that flows through to a conservatory. This space enjoys a pleasant outlook over the garden and provides an ideal setting for both relaxing and entertaining, with the rear aspect really bringing the outside in.

The kitchen is fitted with a range of modern gloss units with integrated appliances, positioned just off the main living area and benefiting from a skylight and rear aspect window, flooding the space with natural light. Together with the contemporary bathroom, the property offers a stylish, high-quality finish that leaves little for a new owner to do but move in and enjoy.

There are two double bedrooms on the ground floor, with the second currently used as a sitting room, offering flexibility depending on individual needs. The accommodation is further complemented by a contemporary bathroom suite, finished to a modern standard.





To the front of the property there is a block paved frontage with gated access leading towards the property, together with a through garage positioned to the side. The garage door has an automatic remote controlled roller door for convenience. There is currently no dropped kerb in place, and any vehicular access or use of the frontage for parking would be subject to installation of dropped kerbs and the necessary consents.

Entering into the property, a glazed front entrance door opens into the hallway, which provides access to both ground floor bedrooms, the bathroom and the main living accommodation.

Bedroom one is a well proportioned double room positioned to the front of the property, featuring a bay window and fitted wardrobes. Bedroom two is also a double room and is currently utilised as an additional sitting room, again benefiting from a front facing bay window.

The bathroom is fitted with a contemporary suite comprising a shower bath with glass screen and shower over, complemented by tiled flooring and fully tiled walls.

The main lounge extends across the rear of the property, creating an open plan living and dining space with stairs rising to the first floor. This area enjoys a pleasant outlook over the rear garden, with

glazed double doors opening through to the conservatory, which provides an additional seating or dining area with French doors leading directly outside.

The kitchen is accessed from the main living space and is fitted with a range of modern gloss units with integrated appliances. A rear aspect window and skylight provide excellent natural light, and there is a door giving access to the side of the property.

To the first floor, the loft room provides a versatile additional space with a dormer window to the front and skylight to the rear. There is an en suite shower room together with useful eaves storage extending over the garage. We are advised this space has been adapted from its original layout and does not have building regulation certification.

To the rear, the garden is a particular highlight, being west facing and beautifully landscaped. It is mainly laid to lawn with a paved patio and pathway leading to a raised decked seating area. A standout feature is the wooden BBQ house, creating an excellent entertaining space, making the garden feel like a natural extension of the living accommodation. The rear patio has a number of external power points to support use and flexibility of the outside space.

In addition, there is a further decking area at the bottom of the garden, ideal for additional seating and relaxation, which also houses a quirky garden cabin with an inbuilt fire pit/BBQ.

Hall

Bedroom One 9'10" x 12'5" excluding bay and wardrobes (3.00 x 3.80 excluding bay and wardrobes)

Bedroom Two 12'5" x 11'9" (3.80 x 3.60)

Bathroom 7'6" x 7'6" (2.30 x 2.30)

Lounge/Dining Room 16'0" x 20'2" maximum (4.90 x 6.15 maximum)

Conservatory 15'8" x 8'0" (4.80 x 2.45)

Kitchen 14'5" x 7'10" (4.40 x 2.40)

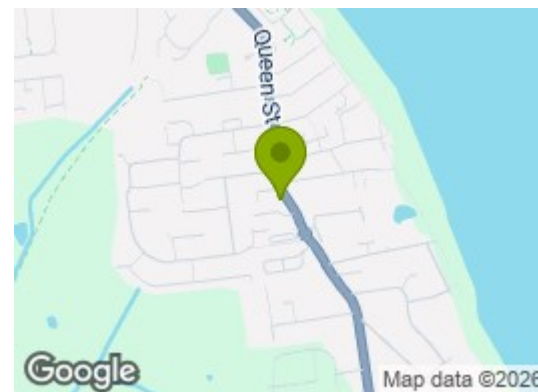
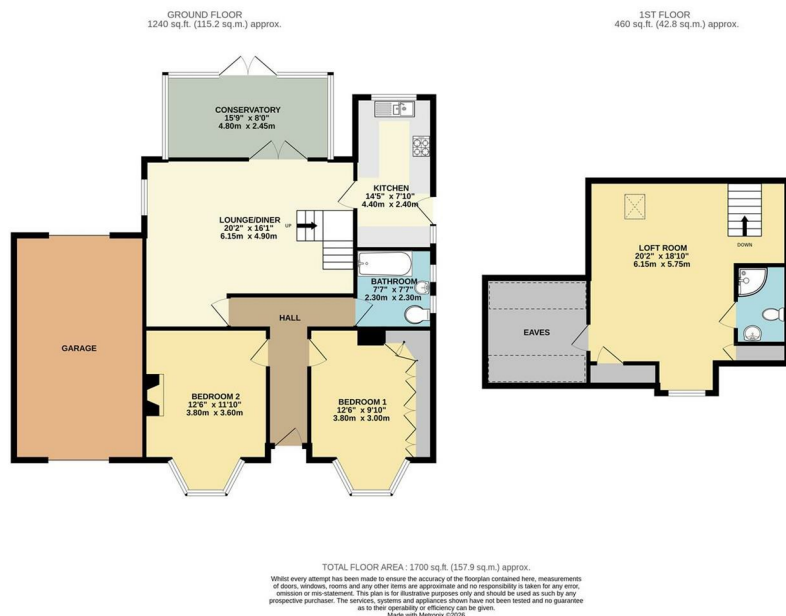
Loft Room* 18'10" x 20'2" to dormer (5.75 x 6.15 to dormer)

Garage

Garden

Agent Note

Parking: on street parking (no dropped kerb in place).
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.



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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