Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

62 Egroms Lane

£180,000

Withernsea, HU19 2LZ

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Well presented two bedroom semi-detached bungalow set on a generous corner plot, with wraparound gardens, a garage and plenty of off street parking. The extensive paved parking area provides ample room for several vehicles and could easily accommodate a caravan or motorhome if required, making this a particularly practical property.

The bungalow is ideally suited to a new owner looking for a home they can move straight into, with well-proportioned accommodation and a good level of natural light throughout. Situated close to the town's golf course, the property enjoys a convenient setting while also benefiting from its generous corner plot.

The accommodation includes a good-sized lounge with feature fireplace, a front-facing kitchen, two rear bedrooms and a particularly impressive shower room. The shower room has been finished in attractive marble-effect tiling and incorporates a wet room design with a level-access walk-in shower, providing both style and convenience.

Outside, the property offers excellent flexibility with gardens extending around the plot. The rear garden is private, fully enclosed and designed for ease of maintenance, with a two-tiered artificial lawn area providing plenty of space for seating, pot plants and enjoying the sunshine at different times of the day.

Properties in this area are always popular, particularly those offering this combination of bungalow accommodation, generous parking, garage and outdoor space. With its corner plot, practical layout and ready-to-move-into presentation, this is a property that deserves to be viewed without delay.

Vehicle access leads onto a large paved area beside the property, providing extensive off street parking and ample space for several vehicles, with potential for caravan or motorhome parking if required. The brick-built garage is positioned alongside this area and benefits from an electric garage door.

Beside the parking area is a laid-to-lawn section of garden, with pathways continuing towards the side entrance door. A low wall surrounds the front and side of the property, helping to enclose this generous corner plot.

Continuing around to the rear is a fully paved and enclosed garden with fenced boundaries. Two raised terrace-style artificial grass areas provide useful spaces for sitting out, displaying pot plants or enjoying the sunshine at different times of the day. A ramp leads up to a personal door providing access into the garage, while the rear garden is designed to be particularly low maintenance.

A side entrance door, approached via an open-fronted storm porch, opens into the hallway. The kitchen faces the front of the property and is fitted with wooden-fronted units and complementary worktops, with space for a freestanding cooker and washing machine.

The lounge is also positioned to the front of the home and is a good-sized reception room, centred around a feature fireplace with electric fire.

To the rear are two bedrooms, both enjoying an outlook towards the garden. Bedroom one benefits from built-in wardrobes, providing useful storage.

The accommodation is completed by the stylish shower room, finished with marble-effect tiles and designed as a wet room with a level-access walk-in shower, providing a practical and contemporary space.

Kitchen 10'2" x 8'8" (3.12m x 2.65m)

Lounge 18'8" x 11'0" (5.7m x 3.36m)

Bathroom 6'9" x 5'2" (2.07m x 1.6m)

Bedroom 1 11'3" x 9'10" (3.45m x 3m)

Bedroom 2 10'0" x 7'11" (3.05m x 2.42m)

Agent Notes

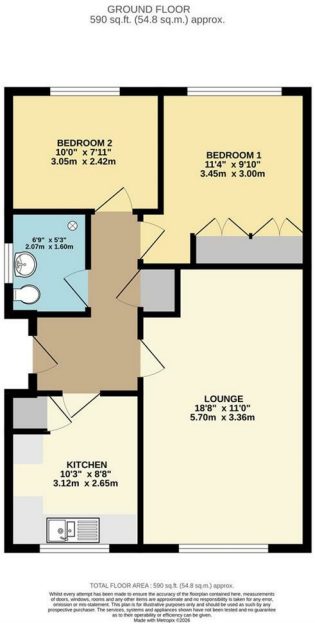
Parking: off street parking is available with this property.

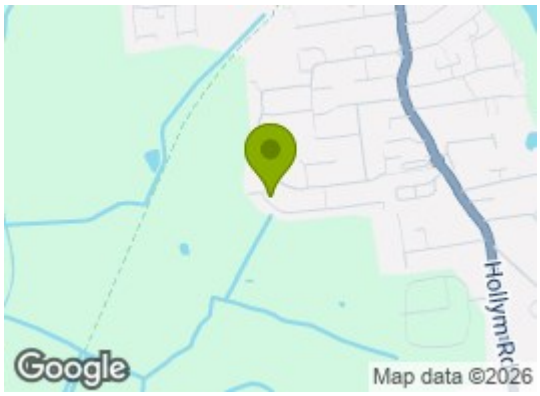
Heating & Hot Water: both are provided by gas fired boiler

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

Council tax band B.

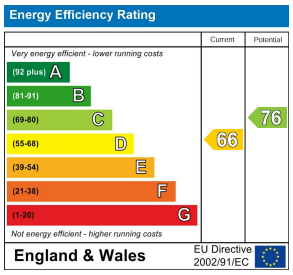
Services include mains electric and mains drainage connections.





Energy Efficiency Graph

Tenure: Freehold



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