



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



25 Holmpton Road

Asking Price £260,000

Withernsea, HU19 2QD



A beautifully presented and deceptively spacious link-detached family home, occupying a generous corner plot with wraparound gardens to three sides and situated just a stone's throw from the beach. The first floor rear enjoys sea views, while the versatile accommodation offers an excellent layout for modern family life, including a ground floor bedroom and shower room for those requiring single-level living.

The spacious ground floor provides a welcoming lounge, beautifully presented kitchen diner, a generous double bedroom and a separate home office. The office leads through to a conservatory overlooking the garden, creating additional living space and further flexibility for family life, working from home or entertaining.

To the first floor are two further double bedrooms and a bathroom, with the principal bedroom particularly generous in size and enjoying sea views from the rear elevation. The combination of three bedrooms, a home office and two bathrooms provides plenty of flexibility for families, guests or those working from home.

Externally, the property really comes into its own, with gardens wrapping around three sides and providing a range of spaces to enjoy. The rear garden has been thoughtfully landscaped with lawn, mature planting, raised beds, greenhouse and a covered decked seating area, while the generous frontage provides off street parking for multiple vehicles and access to the adjoining garage.

Presented to a high standard throughout and offering an enviable position close to the beach, this is a home that combines space, flexibility and outdoor living particularly well.





The property occupies a generous corner plot, with a hardstanding and gravelled frontage providing off street parking for multiple vehicles. The driveway continues alongside the property to the adjoining garage, which has an up and over door to the front and a personal door opening into the rear garden.

Wrapping around the side of the property is a paved and gravelled garden area, with a pedestrian gate from the roadside and access to the side entrance porch. This also provides useful utility and storage space with access from the kitchen.

A further gate opens into the enclosed rear garden, which has been beautifully landscaped with paved areas, lawn and mature planting. A raised bed area incorporates a greenhouse, while a substantial storage shed provides useful external storage. A covered decked seating area creates an excellent space for outdoor entertaining and relaxing.

Entering through the side entrance, the hallway provides access to the ground floor accommodation, with stairs rising to the first floor and useful storage beneath. The lounge faces the front of the property and is centred around a focal gas fireplace, creating a comfortable reception space.

Leading through is the spacious kitchen diner, fitted with a range

of units incorporating an integrated fridge freezer and dishwasher, together with a range style cooker. There is ample space for a dining table, creating a sociable setting for family meals and entertaining. Access leads through to the side entrance porch, which doubles as a useful utility and storage area.

The ground floor also provides a generous double bedroom with a bank of fitted wardrobes to one wall, together with a contemporary shower room featuring a walk-in shower cubicle.

A separate home office provides a useful dedicated workspace, with patio doors opening through to the rear conservatory. This additional reception space overlooks the garden and offers further flexibility for relaxing, entertaining or family use.

To the first floor, the landing benefits from a useful built-in eaves storage cupboard and gives access to two further double bedrooms and the bathroom. The principal bedroom is particularly generous in size and enjoys sea views from the rear elevation, while the second bedroom provides another comfortable double room.

Completing the accommodation is the first floor bathroom, fitted with a bath incorporating a shower over.

Hallway

Lounge 15'5" x 11'11" (4.7 x 3.65)

Kitchen Diner 18'4" x 9'10" (5.6 x 3)

Side Porch/Utility 11'3" x 5'8" (3.45 x 1.75)

Shower Room 6'8" x 5'2" (2.05 x 1.6)

Bedroom One 11'9" x 11'11" inc wardrobes (3.6 x 3.65 inc wardrobes)

Bedroom Four/Study 7'10" x 9'10" (2.4 x 3)

Conservatory 9'0" x 14'7" (2.75 x 4.45)

Bedroom Two 15'1" x 11'9" (4.6 x 3.6)

Bedroom Three 11'1" x 11'9" (3.4 x 3.6)

Garden

Garage 17'0" x 8'10" (5.2 x 2.7)

Agent Note

Parking: off street parking is available with this property via a private driveway and garage.

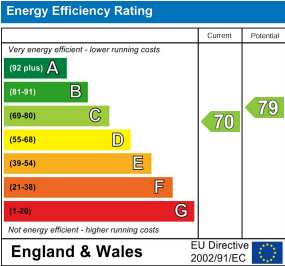
Heating & Hot Water: both are provided by a gas fired boiler.

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



Energy Efficiency Graph

Tenure: Freehold



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