



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



10 Owthorne Grange

£325,000

WITHERNSEA, HU19 2ES



Individually designed and built for the current owners, this impressive four bedroom detached home has been a much loved family residence and now presents an exciting opportunity for a new owner to enjoy the space, flexibility and comfort it has to offer.

Tucked away within a small cul de sac on the western edge of the town, and just minutes from local schools, the property is perfectly suited to family living. Homes in this select setting are rarely available, adding to the appeal of this already standout home.

Internally, the property has been thoughtfully configured to provide both traditional and modern living spaces, with a superb rear extension creating a bright and expansive open plan kitchen and living area – very much the heart of the home and ideal for everyday family life as well as entertaining.

Externally, the home occupies a generous plot with a wraparound south facing garden, offering excellent outdoor space to relax, play or entertain, while a substantial brick paved frontage and integral garage ensure ample off street parking and practicality.

With four bedrooms, including an ensuite to the principal bedroom, a beautifully styled heritage bathroom and versatile ground floor accommodation, this exceptional home delivers everything a growing family could need in a highly desirable location.





The property is set back from the cul de sac behind an extensive brick paved frontage, providing off street parking for multiple vehicles and access to the integral garage, which can also be accessed internally from the home.

Gates to both sides of the property lead through to a generous wraparound rear garden, predominantly laid to lawn and complemented by mature planted borders, raised sleeper beds and a large south facing patio area – ideal for outdoor dining and entertaining. Two well sized sheds provide additional garden storage, with the space fully enclosed by fenced and walled boundaries.

Entry is via a front entrance porch, opening into a lobby with stairs rising to the first floor. This leads through into the living room, positioned to the front of the property and featuring a bay window overlooking the cul de sac, with a central fireplace creating a focal point. An open plan dining area sits alongside, providing space for family meals and entertaining.

Glazed double doors open through to the kitchen, while access from the lounge also leads to a large utility room, formerly the original kitchen, now fitted with a range of gloss units offering extensive storage and worktop space. From here there is internal access to the garage as well as a ground floor WC.

A further set of double doors opens into the standout

feature of the home – an impressive rear extension spanning the full width of the property. This open plan kitchen and living space is flooded with natural light via south facing windows and skylights, creating a bright and sociable environment.

The kitchen area is fitted with matching gloss units, integrated appliances and space for a freestanding range cooker, while the adjoining living space provides a second reception area that flows seamlessly back into the dining area, creating a truly connected layout. A door leads directly out to the rear garden.

To the first floor, a central landing gives access to four bedrooms, comprising three good sized rooms and a further smaller bedroom ideal as a study or nursery.

The principal bedroom benefits from its own ensuite shower room, while the family bathroom is beautifully appointed with a heritage style suite, featuring a freestanding bath and traditional high level cistern WC, completing the accommodation.

Lounge 16'2" x 13'3" (4.95m x 4.05m)

Dining Room 9'0" x 7'6" (2.75m x 2.3m)

Living Kitchen 26'0" x 15'5" (7.95m x 4.7m)

Utility Space 18'0" x 9'0" (5.5m x 2.75m)

Bedroom 1 13'5" x 11'5" (4.1m x 3.5m)

Bedroom 2 14'3" x 8'10" (4.35m x 2.7m)

Bedroom 3 11'5" x 10'2" (3.5m x 3.1m)

Bedroom 4 6'10" x 5'6" (2.1m x 1.7m)

Bathroom 1 9'0" x 8'2" (2.75m x 2.5m)

Bathroom 2 5'10" x 5'2" (1.8m x 1.6m)

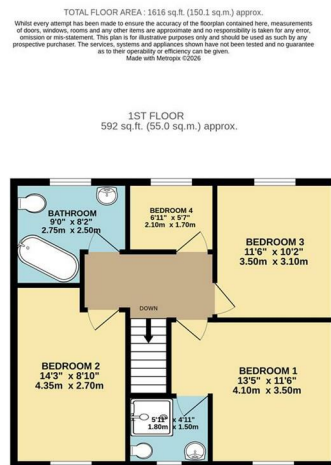
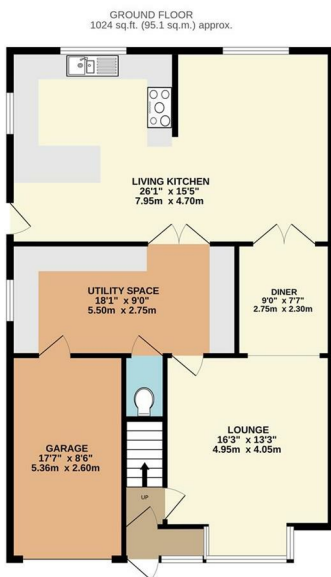
Garage 17'7" x 8'6" (5.36m x 2.6m)

Garden

AGENT NOTES

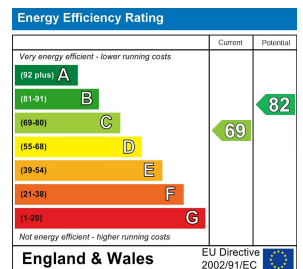
Please be advised that a housing development is currently being built to the immediate rear of this property. Off Street parking is via the driveway and garage. We understand mobile and broadband (full fibre) are available. For more information on providers, predictive speeds and best mobile provider coverage, please visit Ofcom checker.

Heating and hot water are via a gas fired boiler Council Tax Band D



Energy Efficiency Graph

Tenure: Freehold



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