



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Carrs Meadow

£215,000

WITHERNSEA HU19 2EL



A RARELY AVAILABLE FOUR BEDROOM HOUSE WITH TWO RECEPTIONS & CONSERVATORY!

This impressive house is deceptive in size and is located on the western edge of the town, within a short distance of the local schools, this individually benefits from two reception rooms, a further conservatory and with four well proportioned bedrooms to the first floor; making this property the ideal choice for an expanding family looking for a home they can grow into. Located on the western edge of the town within a short distance to the local schools With uPVC glazing and gas central heating in place the accommodation comprises: entrance porch/hallway, dining room, fitted kitchen, side entrance lobby with WC, an L-shaped lounge diner across the rear and a conservatory that leads onto a utility room and the integral garage. To the first floor are four good size bedrooms and an updated bathroom with separate WC. Outside is a large gravelled frontage providing off street parking for multiple cars and to the rear is a laid to lawn garden with patio area. Properties of this size rarely come on to the market so book a viewing today and see all that is on offer.





Hallway

A uPVC front entrance porch opens into the hallway with a staircase rising to the first floor landing and with a radiator.

Dining Room

12'7" x 9'0" (3.85 x 2.75)

Useful second reception room, currently used as a dining room but offering the flexibility to be used as a ground floor bedroom or playroom if required. With a front facing uPVC window, radiator and built-in cupboard.

Kitchen

11'1" x 8'6" (3.40 x 2.60)

Cream fitted kitchen units with complementing work surfaces and matching splash backs. Freestanding cooker with extraction hood, stainless steel 1.25 bowl sink with drainer and mixer tap, space for a vertical fridge freezer, wood effect vinyl flooring, side facing uPVC window, serving hatch and access to the under-stairs-storage cupboard.

Rear Lobby/Cloakroom

4'5" x 5'8" wc (1.35 x 1.75 wc)

A uPVC door opens into a rear entrance lobby leading off the kitchen, with tiled flooring and matching half height tiled walls. Off this lobby is a ground floor WC with matching tiling, an obscured glass uPVC window and a modern grey vanity unit housing the WC and basin.

Lounge Diner

14'11" x 20'11" max (4.55 x 6.40 max)

L-shaped living room across the rear of the property with an internal window to the conservatory and sliding patio doors. Focal fireplace with a decorative mantel piece with matching heath and electric fire, two radiators and a serving hatch to the kitchen.

Conservatory

6'6" x 24'3" (2.00 x 7.40)

UPVC lean-to conservatory across the rear of the property giving access to the garden and internal access to the utility and garage. With tiled flooring and two external doors.

Utility

9'6" x 8'6" (2.90 x 2.60)

Useful utility room with internal access to the garage, space/plumbing for a washing machine and tumble dryer, a rear facing uPVC window, tiled flooring, radiator and a sink.

Landing

Stairs lead onto a central landing with a side facing uPVC window and a built-in airing cupboard housing the hot water cylinder.

Bedroom One

9'10" x 12'9" excluding wardrobes (3.00 x 3.90 excluding wardrobes)

Double bedroom with a uPVC window to the rear, a radiator and a bank of fitted wardrobes to one wall with mirrored doors.

Bedroom Two

9'2" x 11'9" (2.80 x 3.60)

Second double bedroom with a front facing uPVC window and radiator.

Bedroom Three

12'1" x 8'6" (3.70 x 2.60)

Front facing double bedroom with uPVC window and radiator.

Bedroom Four

9'10" x 8'6" (3.00 x 2.60)

Good size fourth bedroom facing the rear with a uPVC window and radiator.

Bathroom & WC

5'4" x 5'10" (1.65 x 1.80)

Updated bathroom with a modern suite and separate WC. Fitted with a panelled bath with a mains fed shower overhead and folding glass splash screen and a vanity unit with basin and cabinet below. Modern grey tiled walls and tiled flooring, matching grey towel radiator, electric wall mirror with shaving socket and an obscured glass uPVC window. Opposite the bathroom is the WC with a concealed cistern set in a grey gloss unit, with vinyl flooring and an obscured glass uPVC window.

Garage

17'4" x 8'6" (5.30 x 2.60)

Integral garage with an up and over vehicular door, internal door to the utility and with power laid on.

Garden

To the front of the property is a large gravelled garden providing plenty of off street parking and screened from the roadside via a mature hedge. A gate leads down the right hand side of the property through into a laid to lawn garden at the rear with a paved patio area.



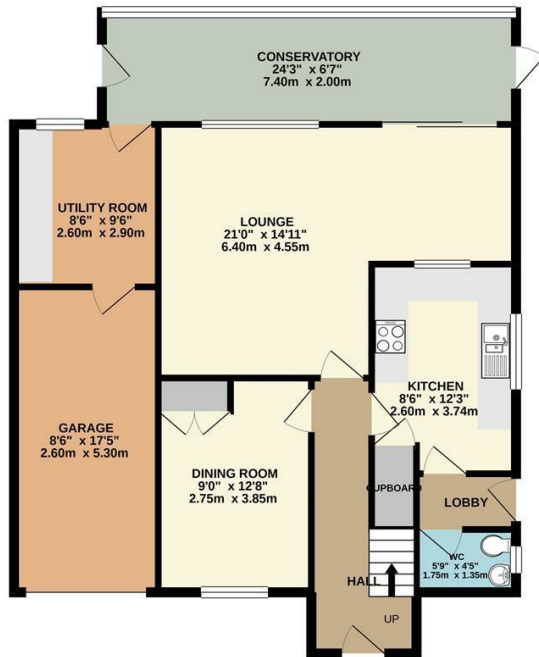


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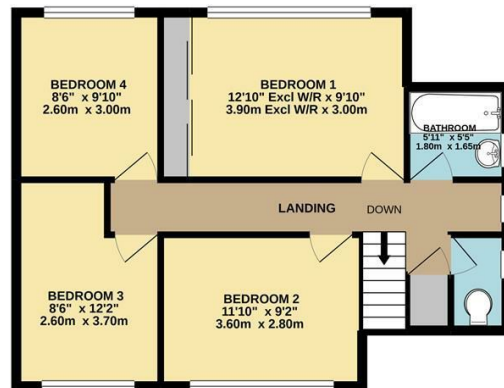
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GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 1574 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office head north on Queen Street, turning left onto Hull Road and continuing past the Lighthouse. Upon reaching the mini-roundabout turn left onto Carrs Meadow where this property is immediately on the left hand side.

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 or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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