



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



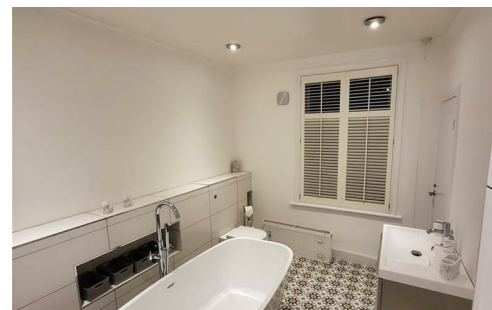
**46 Hull Road**

**Asking Price £289,950**

**Withernsea HU19 2EG**



**VASTLY EXTENDED FOUR BEDROOM BUNGALOW IN PRISTINE CONDITION AND WITH NO CHAIN!**  
This immaculately presented bungalow offers so much more than meets the eye, as you walk through the front door this home just keeps on going and going, finished to a very high standard to the credit of the current owners, this beautiful property must be seen to be fully appreciated. The property comprises internal porch, hallway, two front facing double bedrooms (one currently used as a reception room) central living room with log burner, open plan diner with bi-fold doors to the garden, fitted kitchen, formal dining room, ground floor ensuite bedroom, updated four piece suite bathroom and a further second floor bedroom. Outside the property benefits from a gated driveway with a through garage leading to a very private rear garden with outdoor entertaining area and screened to all sides. Lots of care and attention to detail have gone in to creating this property and the size and flexible layout will lend itself to a range of buyers, offering ideal family accommodation as well as anyone looking for a bungalow near the sea without wanting to compromise on space!





#### **Porch/Hallway**

Glazed uPVC double doors open to an internal porch with a hardwood door opening to a central hallway with access leading off to both front bedrooms and through to the lounge.

#### **Bedroom Two**

14'5" into bay x 11'5" (4.40 into bay x 3.50 )

Ground floor double bedroom with a uPVC bay window to the front aspect with wooden shutters and a radiator.

#### **Bedroom Three**

14'5" into bay x 11'5" (4.40 into bay x 3.50)

Second ground floor bedroom, currently used as a formal lounge, with a uPVC bay window to the front aspect with wooden shutters and a radiator.

#### **Lounge**

11'11" x 15'5" (3.65 x 4.70)

Central living room with glazed bi-fold doors creating an open plan layout through to the diner, kitchen and out to the patio area; creating a free flowing layout that is perfect for modern family living and entertaining guests. With an inglenook fireplace with tiled hearth and surround housing a newly installed log burning stove. laminate flooring, radiator, feature glass brick window, further rear facing uPVC window and a stairwell giving access through to the bathroom and with stairs to the first floor bedroom.

#### **Bathroom**

11'11" x 8'6" excluding shower (3.65 x 2.60 excluding shower)

Newly updated bathroom fitted with a luxurious four piece suite comprising of a double sided bath with free standing taps, alcove shower cubicle with tiled surround, WC with concealed cistern and a vanity basin. With tiled flooring and half tiled walls, uPVC window with wooden shutters, towel radiator, further radiator, ceiling spotlights and a cupboard housing the gas combi-boiler. \*currently undergoing final stages of renovation with photos to follow\*.

#### **Diner**

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

Through room leading onto the kitchen and with uPVC bi-fold doors opening to the rear patio area, with laminate flooring and a contemporary grey vertical radiator.

#### **Kitchen**

13'1" x 14'3" (4.00 x 4.35)

Well appointed kitchen fitted with cream shaker units and complementing wood worktops with a contrasting dresser unit and central island unit with granite work surface. With a stainless steel sink with drainer and mixer tap, plumbing for a washing machine, space for an American style fridge freezer and provisions for a range cooker with extraction hood above. With laminate flooring, a uPVC window to the side aspect, uPVC door to the rear garden and a small porch with a uPVC opening to the opposing side of the property to a small area housing a log store.

#### **Dining Room**

10'5" x 13'9" (3.20 x 4.20)

Formal dining room leading from the kitchen with a side facing uPVC window, laminate flooring and radiator.

#### **Bedroom One**

9'2" x 18'8" (2.80 x 5.70)

Ensuite double bedroom with a side facing uPVC window, radiator and fitted wardrobe.

#### **Ensuite**

10'5" x 4'3" (3.20 x 1.30)

Modern ensuite shower room comprises of a walk-in shower cubicle with an electric shower unit and dual showerhead, vanity basin with storage below and a close coupled WC. With tiled walls and pattern floor tiles, towel radiator and an obscured glass uPVC window.

#### **Bedroom Four**

13'5" x 13'1" (4.10 x 4.00)

Stairs rise into this first floor double bedroom with vaulted ceilings and a skylight, with a walk-in storage cupboard, radiator and further eaves storage space.

#### **Garage**

24'11" x 9'6" (7.60 x 2.90)

Through garage adjoining the side of the property with two sets of electric roller doors to provide easy access from the front of the property through to the rear garden. With power and lighting laid on.

#### **Garden**

The property is set back from the roadside via a walled boundary with decorative iron railings and a matching set of vehicular gates the provide access to a hardstanding driveway for off street parking. A laid to lawn front garden lays beside this with a raised corner plant bed and a sweeping gravelled pathway leading to the front door. Pedestrian access leads down the side of the property through to a small enclosure currently used to store logs and with a door opening through to the kitchen.

To the rear is a very private garden, not overlooked, enclosed to all sides and catching the sun all day. Stepping out from the bi-fold doors is a stone paved patio area with hot tub (potentially available via separate negotiation) which then leads onto a laid to lawn section of garden with planted borders, children's play area with bark chippings and a small storage area running behind the extension.

#### **PARKING**

Off Street Parking is via the driveway and garage.

#### **MOBILE AND BROADBAND**

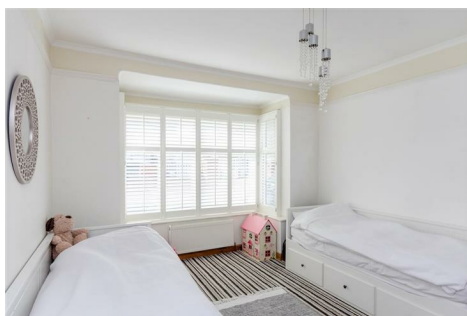
Mobile and Broadband (full fibre) are available. For more information on providers, predictive speeds and individual mobile provider coverage please visit Ofcom Checker

#### **WHAT ELSE YOU SHOULD KNOW**

We are informed by the sellers the property suffered secondary surface water flooding in 2007 but have not had issues obtaining insurance products due to flood risk.

#### **HEATING**

Heating and hot water are via a gas boiler. There is also a log burner

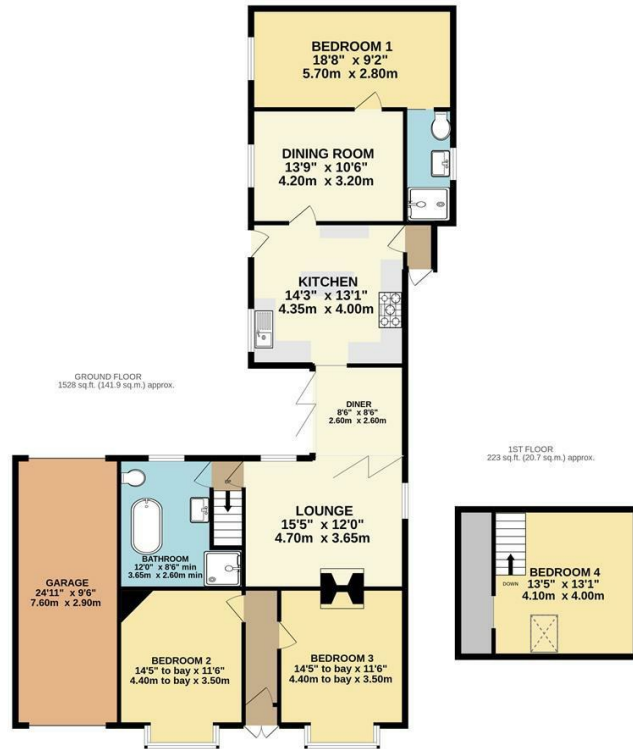




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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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 at the mini-roundabout onto Hull Road, continue past the lighthouse where this property is on the right hand side. Services include mains gas, electric and drainage connections.

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                    |           |
|---|-----------|
| 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 |           |
| 77  | 59        |
| England & Wales EU Directive 2002/91/EC     |           |

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

