



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Briarfield Withernsea Road,

£235,000

Holmpton, HU19 2QP



Contemporary styled three bedroom detached true bungalow with no chain, situated in a rural coastal location and occupying a 1/4 acre plot with extensive off street parking and a superb west facing landscaped rear garden with extended garage incorporating a games room opening onto the rear patio area, creating a great space for outdoor entertaining. The property is presented to a high standard of finish with a modern fitted dining kitchen, log burning stove in the lounge and a luxurious wet room style four piece bathroom. With LPG gas fired heating and uPVC double glazing in place, the accommodation comprises: porch, hallway, master bedroom with dressing room, second bedroom, lounge, conservatory, third bedroom, bathroom and dining kitchen. The property is not overlooked and enjoys views over open fields to the front and backs onto a private fishing pond to the rear. Only by internal inspection can this property be fully appreciated, contact us to arrange a viewing at your earliest availability.





Porch/Hallway

A uPVC front door leads to useful entrance porch with tiled flooring and access leading through into a central hallway with a walk-in storage cupboard, loft access via a loft ladder, radiator and oak effect flooring.

Bedroom One 13'9" x 11'9" (4.20 x 3.60)

Master bedroom with a front facing uPVC bay window, radiator and adjoining dressing room.

Dressing Room 10'2" x 4'3" (3.10 x 1.30)

Walk-in dressing room fitted with a range of storage including hang rails, shelving and drawer units.

Bedroom Two 13'9" x 11'9" (4.20 x 3.60)

Front facing uPVC bay window, radiator and a fitted wardrobe.

Lounge 18'4" x 12'11" (5.60 x 3.95)

Central living room with uPVC patio doors to the conservatory, access to the kitchen and an inner lobby leads through to the third bedroom and bathroom. Log burning stove set on a raised slate hearth, spot lights to the ceiling and two central heating radiators.

Conservatory 6'10" x 12'3" (2.10 x 3.75)

UPVC conservatory under an acrylic roof with floor to ceiling windows, laminate flooring and French doors opening to the rear patio area.

Kitchen Diner 17'8" x 10'4" (5.40 x 3.15)

Modern fitted kitchen with a range of wooden units to the base and walls with complementing black work surfaces, stainless steel 1.25 bowl sink and drainer with mixer tap, high level electric oven, separate electric hob with extraction fan, integrated dishwasher, fridge and plumbing for an automatic washing machine. Tiled flooring and tiled splash backs, spot lights to the ceiling, under counter lighting, radiator, uPVC windows and door to the rear garden.

Bedroom Three 12'1" x 8'8" (3.70 x 2.65)

Side facing uPVC window and radiator.

Bathroom 8'2" x 8'8" (2.50 x 2.65)

Fully tiled house bathroom with travertine and mosaic tiles fitted with a white four piece bathroom suite comprising walk in alcove shower cubicle with mains fed shower and rainburst head, corner bath with shower attachment, vanity unit with vessel basin and waterfall taps and a low level WC. Built in TV with speaker system, spot lights, mirror with vanity lights and an obscured glazed uPVC window.

Garage 15'8" x 10'5" (4.80 x 3.20)

Brick built extended garage under a pitched roof with adjoining games room and WC, with an up and over garage door to the driveway, power and lighting laid on.

Garden Room 19'2" x 13'5" (5.85 x 4.10)

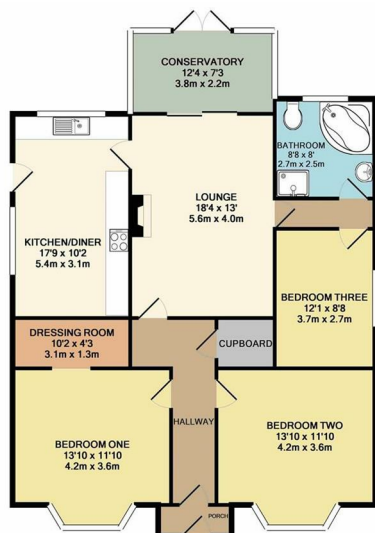
External multi-use room adjoining the rear of the garage with a bar area with sink, spot lights to the ceiling and uPVC French doors opening to the rear garden.

Garden

The property occupies a quarter of an acre plot and is set back from the roadside via a laid to lawn front garden, fully enclosed and with a private driveway providing off street parking. Stepping out to the rear is a large west facing garden, mostly laid to lawn with a large patio area adjoining the rear of the bungalow and seated at the far end of the garden is a brick built shed, enclosed to all sides via fenced boundaries with side gates from the front.

Agent Note

Parking: off street parking is available with this property. 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.



TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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Energy Efficiency Graph

Tenure: Freehold

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		
England & Wales	22	43
EU Directive 2002/91/EC		

The property has LPG gas central heating, mains electric and drainage is via a septic tank.

Council tax band C.

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

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