



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



202 Queen Street

Asking Price £430,000

WITHERNSEA, HU19 2LG



An exceptionally spacious five bedroom detached period home, extending to well over 3,000 sq ft of accommodation, offering the kind of space and proportions that are increasingly hard to find.

With high ceilings, well proportioned rooms and a wealth of retained period features, this handsome home remains true to its traditional character, making it an ideal choice for buyers seeking a property with genuine presence and charm.

Offering remarkable flexibility, the accommodation includes five bedrooms, five reception rooms and three bath/shower rooms, making it perfectly suited to larger families, those needing space to work from home, or buyers wanting room for guests or even the option to generate income by letting a room.

Practicality is equally well catered for, with a host of useful ancillary spaces including a pantry, utility room, boiler/store cupboard and walk-in linen cupboard – all features that make day-to-day family life that much easier.

The kitchen is especially in keeping with the age and style of the property, featuring an Aga set within a traditional chimney breast, alongside provisions for a second modern gas range cooker, allowing buyers to enjoy both character and convenience.

Outside, the property benefits from off street parking via a front driveway, while to the rear is a fully enclosed and private west facing garden, enjoying the afternoon sun. A brick built outbuilding and two large timber sheds provide excellent storage and workshop potential.

Homes of this scale, with such an abundance of original character and flexible accommodation, rarely come to the market – this is a rare opportunity not to be missed.





To the front of the property, a two car driveway provides off street parking, while the front garden is screened from the roadside by mature hedging, giving a good degree of privacy.

Outside is a fully enclosed west facing rear garden, enjoying the afternoon sun and offering a lovely private outdoor setting. The garden includes a laid to lawn section, vegetable plot area, and a large natural stone patio – perfect for outdoor dining or simply relaxing. Access continues down the far side of the home where two timber storage sheds are positioned.

Entering through the front entrance porch, you step into an impressive central hallway, where a beautiful period staircase immediately sets the tone for the character found throughout the home.

From the hallway, doors lead into two spacious front facing reception rooms, continuing through the hallway, a door opens directly out to the rear garden, while to the rear of the house is a further reception room, which opens via double doors into the garden room, creating a more sociable open plan living arrangement.

The kitchen is particularly characterful, fitted with rustic wooden units, granite worktops and a Belfast sink. A central chimney breast houses the Aga, whilst there is also a gas range cooker, providing the option of two cooking facilities. The room also offers ample space for a kitchen table for breakfast or informal meals.

Leading off the kitchen is a pantry, while further access continues

through to the utility room, which also provides a useful boiler/store cupboard and a rear access door.

Beyond this is a ground floor bedroom served by an adjoining wet room, creating an ideal setup for dependent relatives, guests or buyers requiring ground floor living.

Also accessed from the kitchen is a lobby, which in turn leads to a further reception room along with a walk-in store room, adding yet more flexibility.

To the first floor, the landing mirrors the generous proportions of the hallway below and provides access to three bedrooms, one of which benefits from its own WC.

The family bathroom is fitted with a four piece suite, while a walk-in linen cupboard provides excellent storage and also gives access via a loft ladder to the boarded attic space.

Finally, access continues through to the principal bedroom, which enjoys an ensuite shower room, a small balcony area, and walk-in wardrobe space (currently requiring finishing works).

Entrance Hall

Lounge 18'2" x 15'5" (5.55 x 4.70)

Sitting Room 15'5" x 15'1" (4.70 x 4.60)

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

Garden Room 15'8" x 12'7" (4.80 x 3.86)

Kitchen 15'5" x 14'9" (4.70 x 4.50)

Family Room

Utility Room 10'6" x 10'2" (3.22 x 3.10)

WC 6'0" x 6'0" (1.85 x 1.85)

Bedroom 5 12'5" x 10'4" (3.80 x 3.15)

Landing

Bedroom 2 18'2" x 15'5" (5.55 x 4.70)

Bedroom 4 15'5" x 10'11" (4.70 x 3.35)

Bedroom 3 15'1" x 14'5" (4.60 x 4.40)

Ensuite 6'0" x 4'11" (1.85 x 1.50)

Linen Cupboard

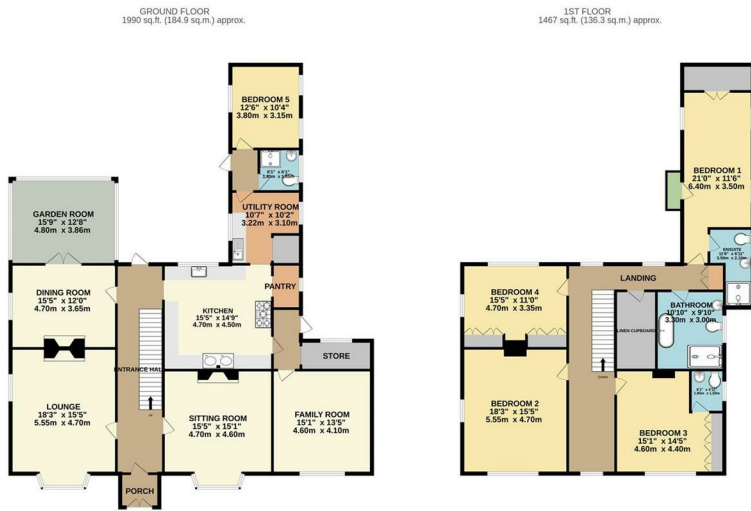
Bathroom 10'9" x 9'10" (3.30 x 3.00)

Bedroom 1 20'11" x 11'5" (6.40 x 3.50)

Ensuite

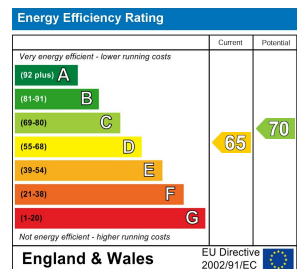
Agent Note

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 premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom



Energy Efficiency Graph

Tenure: Freehold



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