



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



1 Heather Avenue

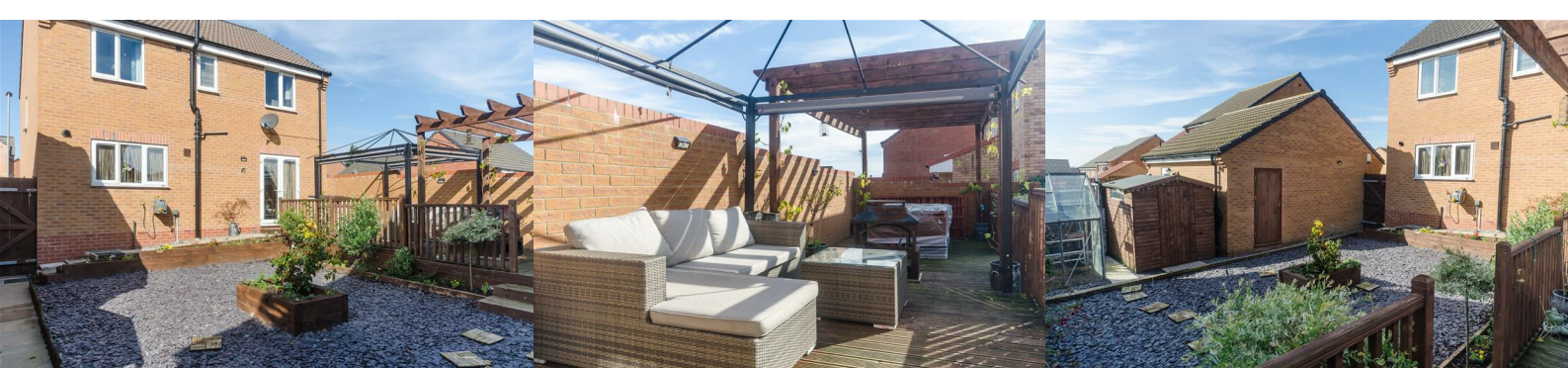
£199,950

WITHERNSEA, HU19 2DE



Double fronted four bedroom detached house located at the head of this sought new build estate on the edge of the town; built by Persimmon Homes in 2016 with a host of upgrades from the original specification and benefiting from remaining NHBC warranties for added peace of mind, this very well presented property is ideal for any buyers looking for a low maintenance home that is ready to move straight into. The well laid out accommodation comprises: entrance hall, ground floor cloakroom, lounge, sitting room, contemporary open plan dining kitchen, four good size first floor bedrooms, ensuite shower to the master bedroom and the house bathroom, outside is a landscaped garden with a raised south facing patio and to the front is a low maintenance garden with garage and side driveway providing plenty of off street parking. This exemplary house really must be viewed to appreciate the standard of accommodation on offer, call us to arrange a viewing.





Hall

UPVC front entrance door opens into a central hallway with stairs leading to the first floor landing, radiator and tiled flooring.

WC

Ground floor WC with basin, radiator and tiled flooring.

Sitting Room 9'6" x 8'8" (2.90 x 2.65)

Second reception room, ideal for a playroom or home office with a uPVC window to the front aspect, radiator and wood effect vinyl flooring.

Lounge 14'1" x 11'5" (4.30 x 3.50)

Good size living room with a uPVC front facing window, radiator and wood effect vinyl flooring.

Kitchen Diner 10'5" reducing to 8'10" x 24'3" (3.20 reducing to 2.70 x 7.40)

Open plan kitchen diner across the rear of the property with French doors opening onto the decked patio area. Fitted with contemporary gloss wood units with metallic effect mosaic splash backs, inset 1.5 bowl stainless steel sink with drainer and mixer tap, built-under electric oven and gas hob, space for a vertical fridge freezer and plumbing for a washing machine and dishwasher. Rear facing uPVC window, tiled flooring, radiator and pelmet display lights.

Landing

Stairs rise to a central landing with wooden balustrade, side facing uPVC window, loft access and a built-in linen cupboard.

Bedroom One 12'11" x 12'7" max (3.95 x 3.85 max)

Master bedroom with ensuite, uPVC front facing window and radiator.

Ensuite

Modern fitted suite comprising alcove shower cubicle with a mains dual head shower, low level WC and pedestal wash hand basin. Obscured glass uPVC window, white towel radiator and tiled walls and flooring.

Bedroom Two 12'1" x 8'10" (3.70 x 2.70)

UPVC rear facing window and radiator.

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

UPVC front facing window and radiator.

Bedroom Four 8'6" x 8'10" (2.60 x 2.70)

UPVC rear facing window and radiator.

Bathroom 6'2" x 8'6" (1.90 x 2.60)

White three piece bathroom suite comprising panelled

shower bath with dual head shower and waterfall taps, low level WC and pedestal wash hand basin. Spot lights to the ceiling, tiled walls and flooring, white towel radiator and an obscured glass uPVC window.

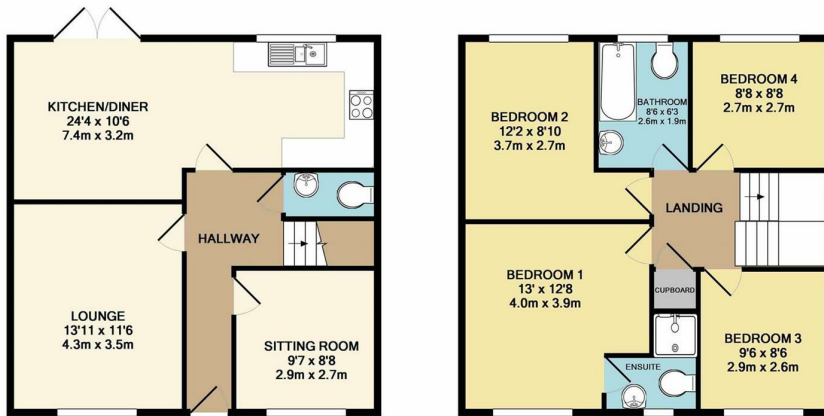
Garden

To the front of the property is a hard standing driveway leading to the garage to provide off street parking and side gate leading through to the rear. In front of the property is an open aspect grassed garden running down the side of the property with planted borders with path to the front entrance door.

To the rear is a good size, fully enclosed rear garden, mostly slate chip gravelled for ease of maintenance, with raised planted borders and a feature raised decked patio area with Pergola leading on from the kitchen doors, providing a great space for outdoor dining. A pedestrian door gives access into the garage and behind the garage is a useful storage shed and greenhouse.

Garage

Brick built garage under a tiled roof with an up and over garage door to the driveway and pedestrian door from the rear garden.



GROUND FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

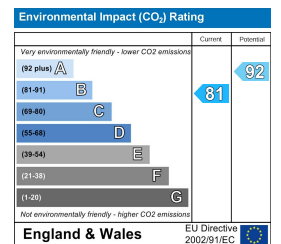
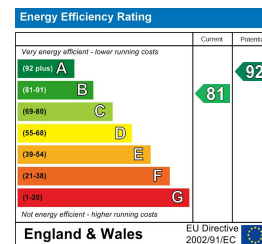
TOTAL APPROX. FLOOR AREA 1204 SQ.FT. (111.9 SQ.M.)

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 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.
Made with Metropix ©2019

Area Map



Energy Efficiency Graph



Council Tax band:

Directions: From our office head north on Queen Street, turn left onto Hull Road continuing past the lighthouse and turn left at the mini-roundabout onto Carrs Meadow. Follow the road to the end onto The Glade where this property is at the head of the junction with Heather Avenue.

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.

181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

