



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



33 Carrs Meadow

WITHERNSEA, HU19 2EL

Offers In The Region Of
£170,000



THREE BEDROOM DETACHED BUNGALOW WITH NO CHAIN!

Modern build detached bungalow located on the Persimmon Homes development on the edge of the town, upgraded from new and offered to the market with no chain and vacant possession to facilitate a smooth sale, this good size bungalow offers low maintenance living and reduced running costs and is ideal for a retiree looking to live by the seaside. With uPVC glazing and gas central heating throughout the property briefly comprises: central entrance hall, fitted kitchen, lounge diner, bathroom and three bedrooms, with fitted wardrobes and ensuite shower to the master bedroom. Outside is a private two car driveway leading onto a detached garage and to the rear is a good size enclosed garden, laid to lawn and with a wooden storage shed. Available to view via appointment only, contact our office to arrange this.





Hall

A uPVC front entrance door opens to the central hallway with loft access, radiator and with a built-in airing cupboard housing the pressurised hot water cylinder.

Kitchen 11'3" x 7'7" (3.44 x 2.33)

Fitted kitchen with maple effect units to the base and walls with contrasting grey worktops and tiled splash backs. Inset 1.25 stainless steel sink and drainer with mixer tap, stainless steel electric oven with a four ring gas hob and extraction fan above. Space for an under counter fridge and plumbing for a washing machine and dishwasher. Vinyl flooring, radiator, spot lights to the ceiling, gas fired boiler concealed in a cupboard and with a uPVC window to the front aspect and door opening from the side driveway.

Lounge Diner 17'5" plus bay x 11'3" (5.33 plus bay x 3.43)

Spacious living room with a uPVC bay window to the front aspect, two radiators and provisions for an electric fire.

Bathroom 6'9" x 5'8" (2.06 x 1.74)

Fitted with a white three piece bathroom suite comprising a panelled bath with shower attachment, pedestal wash hand basin and low level WC. Inset halogen spot lights, tiled splash backs, radiator, vinyl flooring, extraction fan and an obscured glass uPVC window.

Bedroom One 11'2" x 7'11" plus wardrobes (3.42 x 2.43 plus wardrobes)

Double bedroom with a range of fitted wardrobes, radiator, uPVC rear facing window and with an ensuite.

Ensuite 3'11" x 5'8" plus shower (1.21 x 1.74 plus shower)

Fitted with an alcove shower cubicle with mains fed unit, low level WC and pedestal wash hand basin. Inset halogen spot lights, tiled splash backs, extraction fan, radiator and an obscured glass uPVC window.

Bedroom Two 10'2" x 7'10" (3.11 x 2.40)

UPVC window to the rear aspect and a radiator.

Bedroom Three 7'1" x 7'10" (2.18 x 2.41)

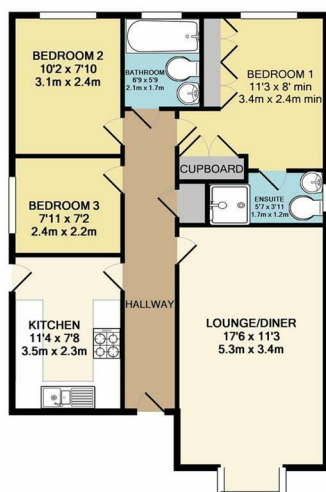
UPVC window to the side aspect and a radiator.

Garden

To the rear of the property is a good sized garden, laid to lawn with planted borders and a timber storage shed, enclosed to all sides by fenced boundaries and with a metal gate leading from the side driveway. To the front of the property is a gravelled frontage with a paved pathway to the front door and a side driveway leading to the garage that provides off street parking.

Garage

Brick built detached garage under a pan tile roof, with a roller shutter vehicular door to the driveway. Power and lighting laid on.



TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 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.
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Council Tax band:C

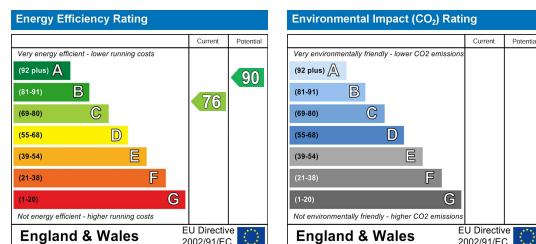
Directions: Carrs Meadow is located to the west of Withernsea. From the town centre take the Hull Road past the local schools. Turn left at the mini roundabout, and continue ahead onto Carrs Medow. Follow the road round and number 33 can be found on the left hand side.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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

Telephone: 01964 611281 | www.goodwinfox.com

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

