



# Willow Garth Eastrington DN14 7QP

£240,000

- Modern Detached House
- Four Bedrooms
- En Suite & G' floor WC
- Open Plan Dining Kitchen
- Integrated Appliances
- Double Garage & Parking
- No Onward Chain
- EPC Rating D

91 Pasture Road    **T. 01405 780 666**  
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## '...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Eastrington- Spacious detached house available with no onward chain and providing excellent access to the motorway network. The accommodation comprises to the groundfloor: entrance hallway, office, cloakroom, lounge and open plan dining kitchen with integrated appliances. To the first floor are four bedrooms, master with modern en suite shower room and a superb high quality house bathroom. Viewing is highly recommended.

### GROUND FLOOR ACCOMMODATION

**ENTRANCE** Timber front entrance door with glazed opaque insert leads into

**ENTRANCE HALLWAY** With stairs rising to first floor accommodation, oak effect laminate wood flooring, under stairs storage cupboard, dado rail, central heating radiator, extremely useful cloaks cupboard with storage and hanging rail and internal doors leading off.

**OFFICE** 7' 10" x 6' 4" (2.39m x 1.93m) Having central heating radiator and Upvc double glazed leaded window overlooking the front.

**GROUND FLOOR W.C.** 6' 0" x 3' 4" (1.83m x 1.02m) With contemporary white suite comprising vanity wash hand basin with contemporary style mixer tap and good quality ceramic splash back tiling, dual low level flush W.C., stainless steel heated towel rail, coving to the ceiling, oak effect laminate wood flooring and Upvc double glazed leaded opaque window to the front.

**LOUNGE** 19' 5 max" x 11' 6" (5.92m x 3.51m) Double doors from the hallway lead into lounge with oak effect laminate wood flooring, dado rail, coving to the ceiling, walk in Upvc double glazed leaded bay window overlooking the front. Double doors lead into

**DINING KITCHEN** 9' 8" x 26' 3" (2.95m x 8m) Open plan

dining kitchen benefits from a combination of good quality tiled flooring and solid timber flooring to dining area. Fitted with white cottage style wall, base and display units with gothic style door and drawer furniture, marble effect food preparation surfaces and solid block work surfaces both with co-ordinating ceramic splash back tiling, 1 and 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated electric oven with four ring electric hob and stainless steel chimney style extractor hood above, integrated dishwasher and automatic washing machine. With twin ceiling mounted spotlights to kitchen area, coving to the ceiling, two central heating radiators, dado rails, two Upvc double glazed leaded windows overlooking the rear, Upvc rear door with double glazed leaded insert opens out into rear garden and additional Upvc double glazed patio doors opens out into patio area.

### FIRST FLOOR ACCOMMODATION

**STAIRS AND LANDING** Attractive turning staircase with painted timber spindles and balustrade with matching dado rail leads to landing with two integral storage cupboards one containing high pressure hot water cylinder and fitted with storage shelving whilst the second is a spacious walk in cupboard with fitted storage shelving. Internal doors leading off.

**BEDROOM ONE** 14' 0" x 11' 6" (4.27m x 3.51m) With free standing triple sliderobe wardrobe with attractive mirrored

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doors providing both storage shelving and hanging rail, central heating radiator and Upvc double glazed leaded window overlooking the front. Internal door leads into

EN SUITE 8' 1 max" x 5' 2" (2.46m x 1.57m) Modern en suite shower room fitted with modern white suite comprising good quality vanity wash hand basin set in white high gloss unit with contemporary style mixer tap and illuminated vanity mirror, low level flush W.C., step in shower with fitted full body shower. Benefits from ceramic tiled flooring and mosaic style ceramic tiled walls to dado rail height, electric heated towel rail, electric extractor fan and electric shaver point.

BEDROOM TWO 13' 7" x 9' 5 max" (4.14m x 2.87m) Having central heating radiator and Upvc double glazed leaded window providing views over the rear garden.

BEDROOM THREE 9' 11" x 9' 2" (3.02m x 2.79m) Having central heating radiator and Upvc double glazed leaded window providing views over the rear.

BEDROOM FOUR 8' 0" x 9' 1" (2.44m x 2.77m) Having central heating radiator and Upvc double glazed leaded window to the front.

HOUSE BATHROOM 9' 10 max" x 7' 1" (3m x 2.16m) Superb house bathroom fitted with modern white suite comprising dual low level flush W.C., good quality vanity wash hand basin set in white high gloss unit with antique effect mixer tap, panelled bath with centrally fitted antique effect mixer tap and telephone style shower attachment. Benefits from fully tiled walls and flooring with inset mosaic style dado rail and full wall mirror to bath, central heating radiator, additional towel rail and Upvc double glazed opaque window to the rear.

#### EXTERNAL

FRONT The front of the property is open plan, fitted with block paving providing multi vehicle off street parking and step up to front door with storm porch and courtesy lighting. To the side is a double brick garage with up and over door, outside security light and having the benefit of both power and light connected with timber access gate leading to the side and rear.

REAR To the rear is a good sized fully enclosed lawned garden with good quality perimeter fencing with a variety of mature shrubs and trees. Attractive paved walkway and raised patio area, personal access door into garage fitted with storage shelving and useful eaves storage space, outside security lights and cold water supply.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

LOCATION Leaving our office on Pasture Road turn left on to the roundabout onto Centenary Road. Turn right on to A614 / Airmyn Road. Pass through 4 roundabouts, remaining on A614. At roundabout, take 3rd exit on to B1230 / Main Road. Turn left on to Long Lane and follow where the road name changes to Howden Road. Road name changes to High Street, turn left on to Vicar Lane. Turn left on to Queen Street, and then immediately turn right on to Willow Garth follow the road around where the property is on the left hand side and can be easily identified by our Housesetc for sale board.

Council Tax: D





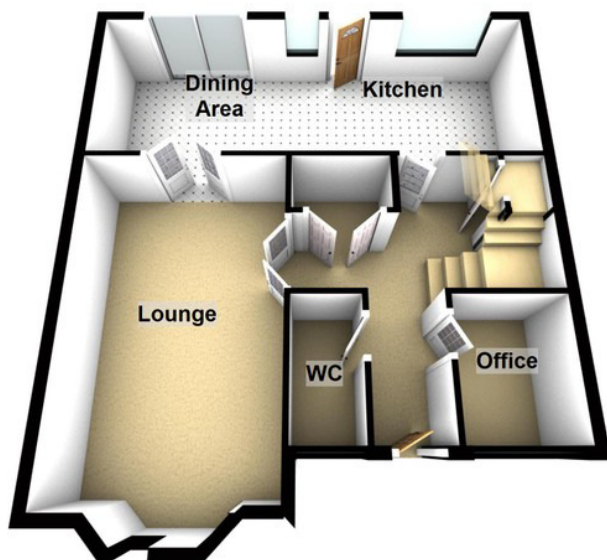
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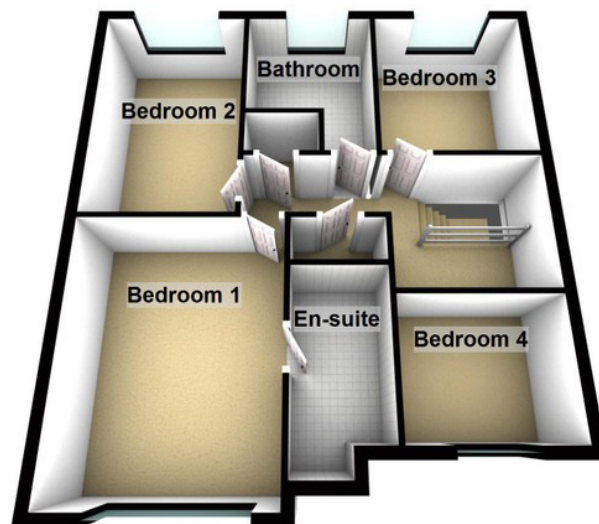
### Ground Floor

Approx. 66.1 sq. metres (711.5 sq. feet)



### First Floor

Approx. 66.3 sq. metres (713.2 sq. feet)



Total area: approx. 132.4 sq. metres (1424.7 sq. feet)

