



Queens Drive
Goole
DN14 6WB

£220,000

- Superb Detached House
- Four Good Sized Beds
- Modern En Suite (2015)
- Open Plan Dining Kitchen
- Utility & G' floor WC
- High Quality Bathroom
- Garage, Gardens, Conservatory
- EPC Rating D



91 Pasture Road **T. 01405 780 666**
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PROPERTY SUMMARY

Housesetc Goole- Stunning high quality detached house situated on a cul-de-sac in a well regarded and popular residential development. This superb property benefits from Upvc DG, gas combi boiler, garage, parking and enclosed rear gardens. The living accommodation briefly comprises to the ground floor: entrance lobby, lounge, open plan dining/breakfast kitchen, utility room, cloakroom and spacious conservatory. To the first floor are four well proportioned bedrooms, re-fitted high quality en suite shower room and bathroom. Viewing is highly recommended to fully appreciate the quality of the accommodation on offer.

ENTRANCE

Reinforced front entrance door with double glazed opaque patterned and leaded glass insert leads into

ENTRANCE LOBBY

With good quality Karndean flooring, radiator, coving to the ceiling, smoke alarm, stairs rising to first floor accommodation and internal door leading off into

LOUNGE 17' 3" into bay x 11' 2" max (5.26m x 3.4m)

With feature timber Adam style fire surround incorporating marble effect back and raised hearth houses real flame effect gas fire with pebbled inserts. Coving to the ceiling, Karndean flooring, radiator and Upvc double glazed Georgian style bay window over looking the front. Internal door leads into

BREAKFAST / DINING KITCHEN 12' 10" max x 18' 6" max (3.91m x 5.64m)

Fully fitted modern contemporary style kitchen with a good variety of wall and base units finished in timber high gloss effect, stainless steel door and drawer furniture, granite food

preparation surfaces and breakfast bar, complimentary splash backs, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap. Integrated double electric oven with four ring gas hob and stainless steel chimney style extractor hood above. Integrated dishwasher, microwave and space for plumbing for American style fridge freezer, integrated kick board heating, Karndean flooring, coving to the ceiling, twin mounted spot lights, radiator, Upvc double glazed Georgians style window over looks the rear garden, internal door to useful under stairs storage cupboard and further internal door leads into

UTILITY ROOM 9' 4" x 5' 3" (2.84m x 1.6m)

With Karndean flooring running through from kitchen, fitted with wall and base units finished in timber high gloss effect with stainless steel T-bar door and drawer furniture, plumbing for automatic washing machine, marble effect work surfaces, electric extractor fan, radiator, concealed wall mounted gas combi boiler (fitted in 2015), reinforced rear door with double glazed opaque and leaded glass effect insert opening out into the rear garden. Internal door leads into

GROUND FLOOR W.C 3' 1" x 5' 3" (0.94m x 1.6m)

With Karndean flooring, radiator, ceiling mounted spot light, fitted with white suite comprising pedestal wash hand basin with complimentary splash back tiling, low level flush w.c, and Upvc double glazed opaque window to the side.

SUN ROOM 12' 1" x 9' 6" (3.68m x 2.9m)

High quality sun room with Upvc double glazed units set on brick base, insulated polycarbonate roof (benefits from guarantees) contemporary ceiling mounted light, Karndean flooring, radiator, Upvc double glazed windows and Upvc

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double glazed double doors all with fitted vertical blinds providing excellent views over the rear garden.

FIRST FLOOR ACCOMMODATION

STAIRS AND LANDING

Enclosed staircase with painted timber handrail leads to spacious landing with access to roof void, coving to the ceiling, smoke alarm, benefits from painted turned timber spindles and balustrade, internal doors leading off

BEDROOM ONE 9' 6" x 14' 8" (2.9m x 4.47m)

Spacious master bedroom with double radiator, coving to the ceiling, contemporary ceiling mounted lights and twin Upvc double glazed Georgian style window provides views over the rear. Internal door leads into

EN-SUITE

High quality refitted en-suite (2015) Benefits from contemporary white suite comprising wall mounted wash hand basin set on float in vanity unit with curved storage drawer beneath, contemporary style mixer tap, concealed low level flush w.c, independent step in quadrant shower cubicle with mains fed shower incorporating Monsoon style shower head and telephone style shower attachment. Tiled flooring and fully ceramic tiled walls, stainless steel ladder style towel radiator, Upvc ceiling with recessed ceiling spot lights, electric extractor fan, shaving point and Upvc double glazed opaque window to the side

BEDROOM TWO 12' 10" x 9' 2"max (3.91m x 2.79m)

Benefits from ceiling mounted spot light, coving to the ceiling, radiator and Upvc double glazed Georgian style window with fitted Venetian blinds over looking the front.

BEDROOM THREE 8' 0" x 14' 7" max(2.44m x 4.44m)

With fitted walk in wardrobe providing both hanging rail and storage shelving with mirrored sliding doors, ceiling , mounted spot light, radiator and Upvc double glazed Georgian style window with fitted venetian blinds over looking the front.

BEDROOM FOUR 9' 6" x 9' 5" (2.9m x 2.87m)

Good sized fourth bedroom benefits from double radiator and Upvc double glazed Georgian style window with fitted roller blind to the rear.

BATHROOM 7' 5" max x 7' 9" max (2.26m x 2.36m)

High quality house bathroom (refitted in 2015) with full tile style waterproof walling and low maintenance waterproof ceiling with recessed ceiling spot lights and electric extractor

fan, slate tile effect floor covering, fitted with high quality contemporary white suite comprising, rectangular wall mounted wash hand basin, with drawer below and mirrored vanity unit above with electric light. Dual low level flush w.c, 'P' shaped shower bath, Monsoon styled head additional telephone style shower attachment and fixed shower screen, stainless steel ladder style towel radiator and Upvc double glazed opaque window to the side.

EXTERNAL

FRONT

To the front of the property is an open plan lawned garden with well stocked borders and low maintenance press concrete driveway providing multi vehicle off street parking. Step up to front door with courtesy coach light, driveway leads to integral brick built garage. Timber pedestrian access gate leads to side and paved walkway leads to the rear with additional timber picket gate.

GARAGE

Brick built garage with up and over door, having power and light connected and fitted storage shelving.

REAR

To the rear is a fully enclosed and well presented and maintained lawned garden benefits from good quality timber perimeter fencing incorporating majority concrete posts and gravel boards, outside light and cold water supply, stripped paved walkway leads to the far side of the property where there is pebbled and paved hard standing. The garden is predominately laid to lawn with two attractively paved patio areas and raised brick planting are with outside power 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 & APPLIANCE

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 head over the mini roundabout onto Westfield Avenue then turn left onto



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Woodland Avenue and then right onto St Georges Green
then right onto Queens Drive where the property is on the
right hand side and can be identified by our Housesetc for
sale board.

Council Tax: D



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Ground Floor

Approx. 101.5 sq. metres (1092.3 sq. feet)



Total area: approx. 165.0 sq. metres (1775.6 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.



First Floor

Approx. 63.5 sq. metres (683.4 sq. feet)

