



# Captains Close Goole DN14 6AB

£210,000

- Detached House
- 4 Double Bedrooms
- En Suite Shower Room
- Quality Breakfast Kitchen
- Utility Room & Cloaks
- Beautiful Enclosed Gardens
- Viewing Essential
- EPC Rating TBC



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

Housesetc Goole- Beautifully presented modern detached house benefits from good size enclosed gardens, garage and driveway. This splendid high quality property briefly comprises: entrance hall, spacious lounge diner, good quality modern breakfast kitchen, utility room and ground floor WC. To the first floor are four double bedrooms, master with en suite shower room, and house bathroom. Viewing is very highly recommended.

### ENTRANCE

Composite front entrance door with double glazed opaque leaded glass insert leads into

### ENTRANCE LOBBY

With stripped floorboard effect floor covering, central heating radiator, coving to the ceiling, stairs rising to first floor accommodation and internal door leading off into

### LOUNGE 17' 4" into bay x 11' 3" max (5.28m x 3.43m)

With feature marble effect fire surround and raised hearth houses real flame effect gas fire with contemporary pebbled inserts, coving to the ceiling, central heating radiator and walk in double glazed Georgian style bay window to the front and dining room to the rear.

### DINING ROOM 9' 4" x 8' 8" (2.84m x 2.64m)

Open dining room with coving to the ceiling, central heating radiator and Upvc double glazed double doors opening out onto patio area. Internal door opens into

### BREAKFAST KITCHEN 13' 6" max x 9' 0" max (4.11m x 2.74m)

Full fitted modern breakfast kitchen (refitted in October 2014)

with a good variety of white high gloss units with marble

effect food preparation surfaces and matching breakfast bar, 1 & 1/2 bowl stainless steel sink with contemporary style mixer tap, integrated dishwasher, colour wash effect laminate wood flooring, recessed ceiling spot lights and fitted down lights, integrated ceiling speakers, central heating radiator, useful under stairs storage cupboard fitted with recessed ceiling lights and Upvc double glazed Georgian style window to the rear. Internal door leads into

### UTILITY ROOM 9' 2" x 5' 3" (2.79m x 1.6m)

Fitted with a range of white high gloss wall and base units to match kitchen with marble effect work surfaces and co-ordinating splash backs, integrated microwave, larger style fridge freezer and plumbing for automatic washing machine. Electric extractor fan, central heating radiator, laminate wood flooring running through from kitchen and Upvc double glazed rear door opening out into the rear, internal door leads into

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

With colour wash effect laminate wood flooring running through from kitchen and utility with modern white suite comprising low level flush w.c, wall mounted wash hand basin with co-ordinating ceramic splash back tiling, central heating radiator and Upvc double glazed Georgian style window to the rear.

### FIRST FLOOR ACCOMMODATION

#### STAIRS & LANDING

Enclosed staircase with stained timber handrail leads to landing. Impressive landing with painted turned timber spindles and stained balustrade above, smoke alarm, coving to the ceiling, access to roof void, useful shelved storage

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cupboard containing gas combination boiler, central heating radiator and internal doors leading off.

**BEDROOM ONE 9' 5" x 14' 4" (2.87m x 4.37m)**

Spacious master bedroom having central heating radiator and twin Upvc double glazed Georgian style windows providing excellent views over the rear garden and internal door leads into

**ENSUITE 7' 1" x 5' 7" (2.16m x 1.7m)**

Modern en-suite shower room benefits from mosaic effect ceramic tiles to dado rail height, electric extractor fan, recess ceiling spotlights, ladder style towel radiator and electric shaver point. Fitted with modern white suite comprising pedestal wash hand basin with contemporary style mixer tap, dual low level flush WC, tiled shower cubicle with mains fed shower and Upvc double glazed opaque Georgian style window to the side.

**BEDROOM TWO 12' 1" x 9' 0" max (3.68m x 2.74m)**

Benefits from central heating radiator and Upvc double glazed Georgian style window to the front.

**BEDROOM THREE 7' 10" x 14' 6" max (2.39m x 4.42m)**

Having central heating radiator and Upvc double glazed Georgian style window to the front.

**BEDROOM FOUR 9' 5" x 9' 5" (2.87m x 2.87m)**

Fourth double bedroom having central heating radiator and Upvc double glazed Georgian style window providing excellent views to the rear.

**BATHROOM 7' 5" x 5' 7" (2.26m x 1.7m)**

With tiled flooring and ceramic tiled walls to dado rail height, ladder style towel radiator, electric extractor fan and shaver point. Fitted with modern white suite comprising dual low level flush WC, pedestal wash hand basin with contemporary style mixer tap, panelled bath with fitted shower screen and shower mixer tap, integrated ceiling speaker and Upvc double glazed Georgian style window to the side.

**EXTERNAL**

**FRONT**

To the front of the property is an established lawned garden with generously well stocked borders containing a good variety of shrubs, plants and a tree. Blocked paved drive to the side leads to integral garage with up and over door and having the benefit of both power and light connected. Stripped paved walkway with timber pedestrian access gate leads to

**REAR**

To the rear of the property is a fully enclosed and beautifully presented mature garden with decking area with outside cold water supply, power point and lighting. Step down to mature lawned garden with generously stocked borders containing a good variety of mature shrubs and trees and to the rear of the garden is a further timber decking area.

**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 & APPLIANCES**

The Heating and Appliances (including Burglar Alarms where fitted) 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 which leads onto Rutland Road, turn right at the bottom onto Carr Lane and then right onto Captains Close where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: D





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