



Four Winds, Weeland Road, Eggborough DN14 0PW

Offers in Region of **£425,000**



Weeland Road

Eggborough, Goole

- Three Bedrooomed Detached Bungalow
- Extended & Fully Refurbished
- Garage & Parking. Electric Hookup for two Caravans. Hot & Cold Water Taps. CCTV.
- External Laundry Room with W.C.
- Mains Gas Central Heating. Mains Electricity
- Mains Water Supply. Mains Sewerage.
- Brick Built Construction
- Council Tax Band 'C'
- EPC Rating 'D'



This meticulously designed, three bedroom, detached bungalow presents a unique opportunity for discerning buyers seeking a combination of sophisticated style with the need for ample parking for multiple vehicles. Stepping over the threshold, you are greeted by a spacious hallway with sumptuous 'Cloud 9' underlay and thick cream carpet. Doors lead to every room and a handy storage cupboard for shoes and coats.

The open plan living area seamlessly connects the lounge, dining room, and kitchen, creating a versatile space ideal for both relaxation and entertainment. Large windows from three elevations, allows natural light to flood the rooms, enhancing the sense of space and warmth throughout.

The lounge area boasts a large media wall, with space to fit a 85 inch television with a feature fireplace below.

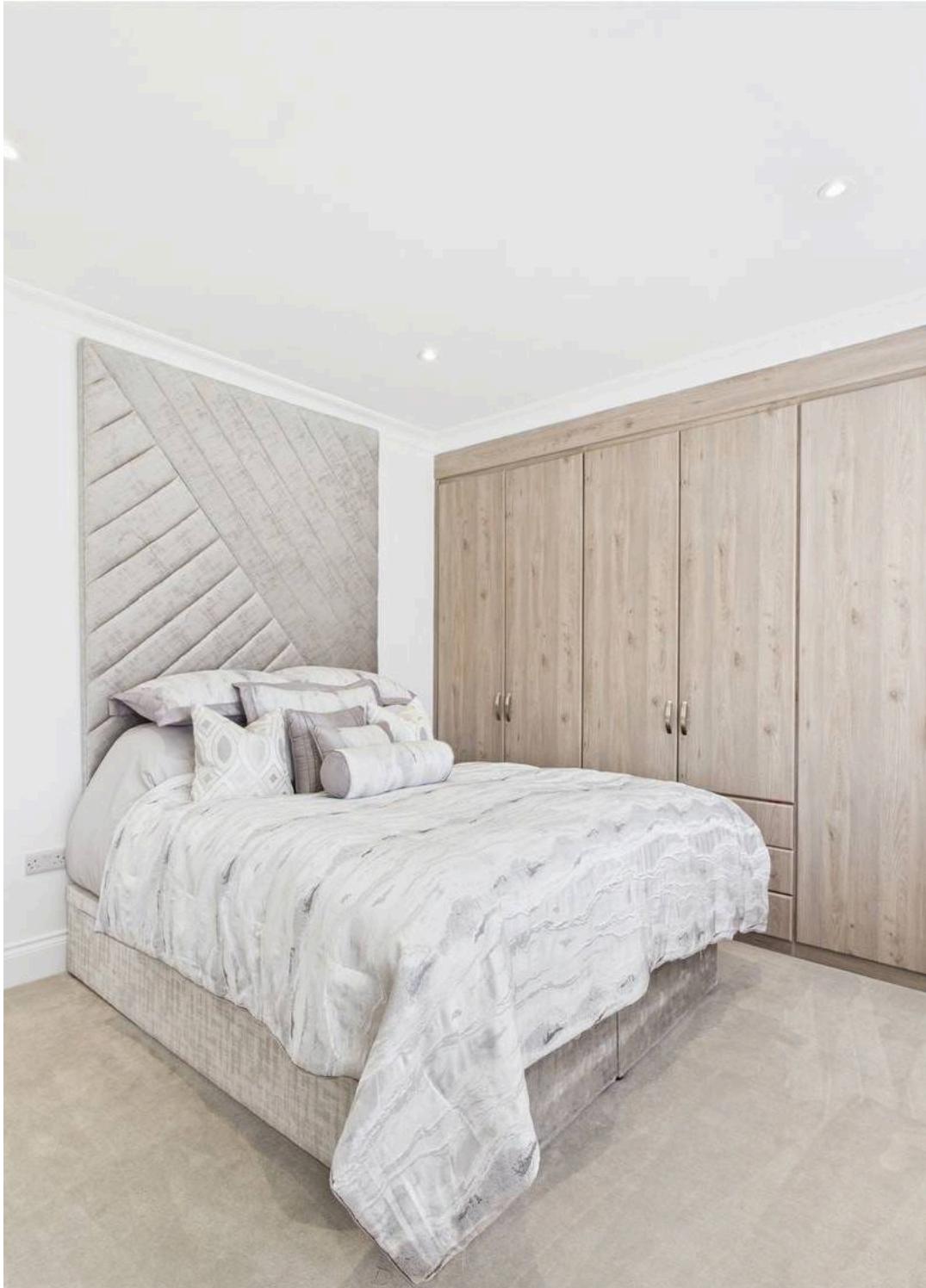
The kitchen is a culinary enthusiast's delight, featuring sleek Howden's cabinetry, high-end integrated appliances, and generous amounts 'Miami Gold Quartz' worktop, upstands and splashbacks.

The kitchen also features an Island with dining booth for four people. The matching Quartz table provides an elegant dining experience.

Nip outside, through the French doors to the Laundry Room/W.C. where you will find space for a washing machine and tumble drier and further kitchen units, should you wish to install these.

Across the hallway are three well-proportioned bedrooms, each offering fitted wardrobes and a peaceful retreat at the end of a long day.

The glamorous family bathroom boasts attractive porcelain tiles which coat the floor and walls. The bathroom comprises, a free-standing slipper bath, walk-in shower with 'diamond cut, crystal glass shower screen and matching 'his and hers' basins. Close-coupled w.c. and gold bathroom accessories complete the look.



Outside, the property is situated on a large corner plot with 6ft fencing panels encasing the perimeter. A large Electric sliding gate, provides entry into this private home. The majority of the outside space has been covered in Tarmac, providing off road parking for multiple vehicles. Practical outside facilities include: electric sockets and Electric hook-up for two caravans, hot and cold water taps, and CCTV for added security.

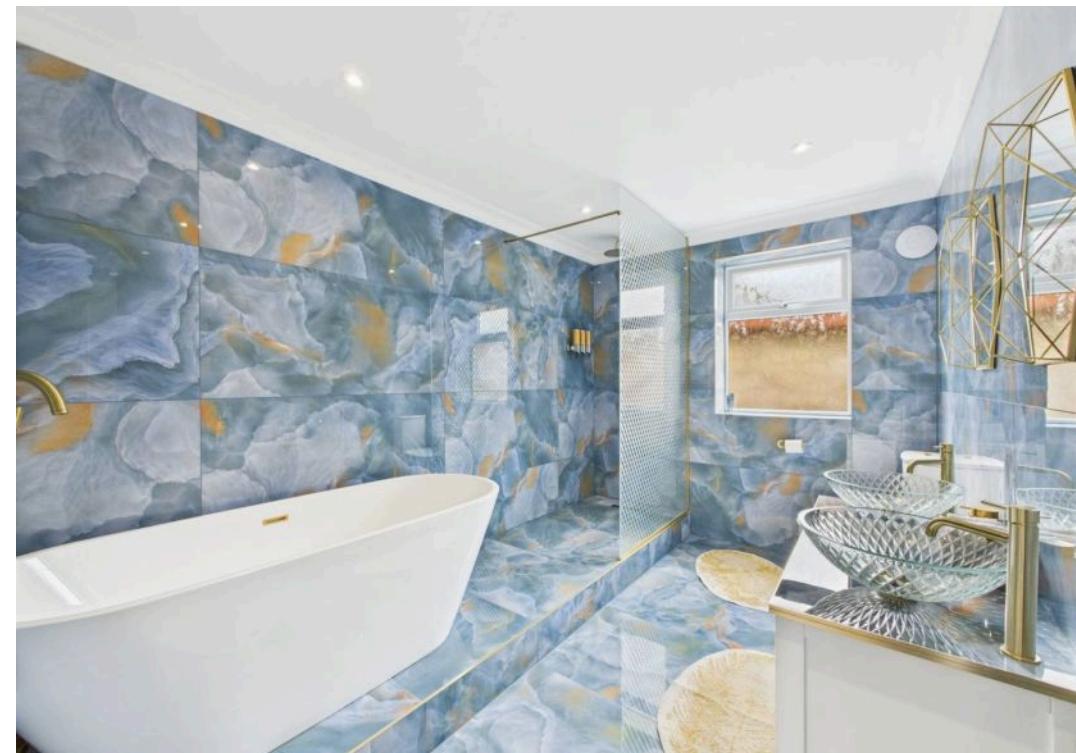
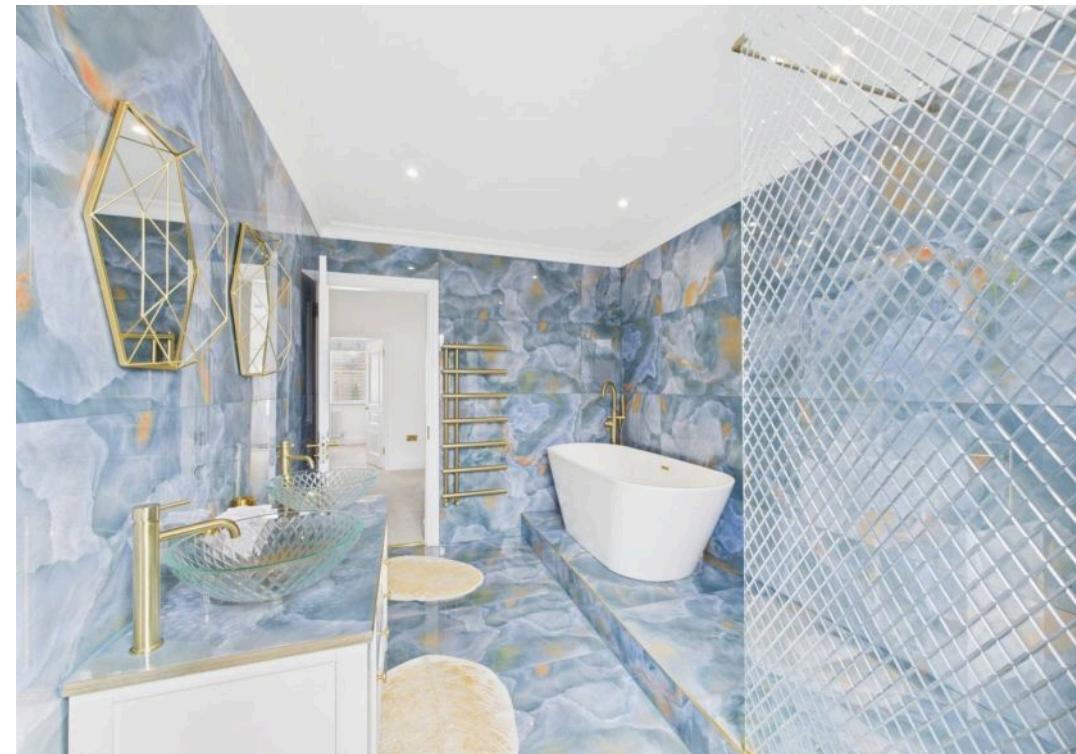
To the front is a landscaped seating area, with an Astroturf lawn and raised borders, showcasing specimen Box shrubs.

A detached, brick built garage and laundry room is situated behind the bungalow.

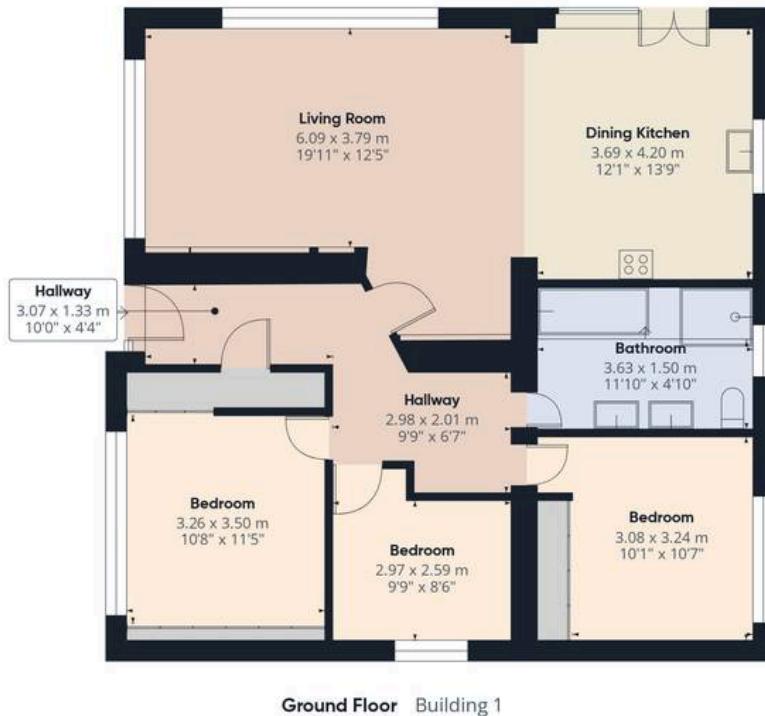
Arrange a viewing today to appreciate the full scope of this remarkable property's potential.

Please note:

- The home owners are leaving all floor coverings and blinds.
- The home owners would consider leaving furniture, soft furnishings and the free standing cooker, under separate negotiation.
- There is outstanding planning permission for the height of the garden fencing.







Approximate total area⁽¹⁾

120.9 m²

1302 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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