



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **1 Richmond Drive, Goole, DN14 5LF**

### **£420,000**

Welcome to this stunning detached house located on Richmond Drive in the charming town of Goole. This property boasts an impressive 2,390 sq ft of living space, offering ample room for comfortable living.

As you step inside, you are greeted by three spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is plenty of space for everyone to have their own sanctuary within this beautiful home.

The two well-appointed bathrooms ensure convenience for the whole household, making busy mornings a breeze. Whether you're getting ready for the day ahead or unwinding after a long day, these bathrooms provide the perfect retreat.

Situated in a desirable location, this property offers the perfect blend of tranquillity and convenience. With easy access to local amenities and transport links, you'll have everything you need right at your doorstep.

Don't miss the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and comfort that this property on Richmond Drive has to offer.



## GROUND FLOOR

### ENTRANCE HALL

Step into the welcoming entrance hall, where a sturdy composite door is framed by side screens, inviting in natural light. Ascend the staircase to reach the first-floor master bedroom suite, while below, a convenient storage cupboard rests quietly beneath the stairs. Oak flooring lends a classic touch, complemented by a contemporary-style central heating radiator, ensuring both style and comfort in this inviting space.



### LOUNGE

*15'2 max x 15'11 max (4.62m max x 4.85m max )*

Relax and unwind in the lounge, where oak flooring adds warmth underfoot. Above, coving graces the ceiling, adding a touch of elegance to the room. Stay cozy with the gentle warmth of a central heating radiator, ensuring comfort in every corner of this inviting space.



### BEDROOM FOUR/OFFICE

*10'1 max x 10'11 max (3.07m max x 3.33m max )*

A versatile fourth bedroom or office space, where timber-effect laminate flooring offers durability and style. A sleek, modern grey central heating radiator adds a contemporary touch, blending seamlessly with the room's aesthetic. Whether used as a tranquil retreat for restful sleep or a productive workspace, this room provides the perfect canvas for your personal touch and functionality.

### BEDROOM TWO

*10'4 max x 12'1 max (3.15m max x 3.68m max )*

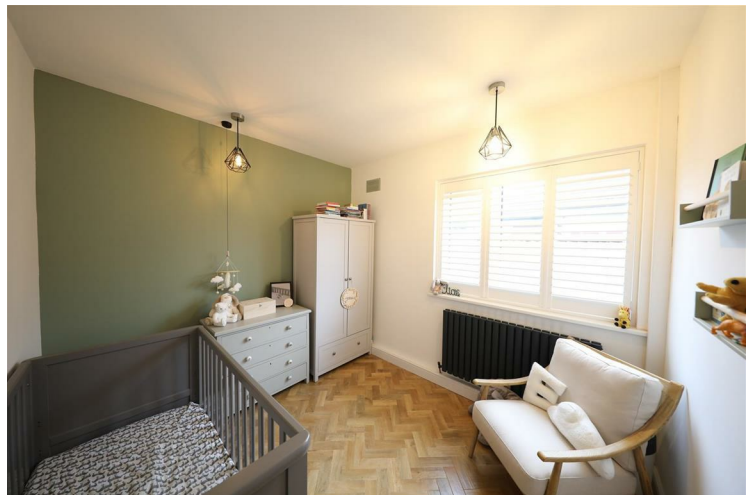
adorned with parquet-style timber flooring that exudes timeless charm and sophistication. A modern grey central heating radiator adds a sleek accent, marrying classic aesthetics with contemporary comfort.



### BEDROOM FIVE

*9'11 max x 8'11 max (3.02m max x 2.72m max )*

with parquet style timber flooring and a modern grey central heating radiator.



### BATHROOM

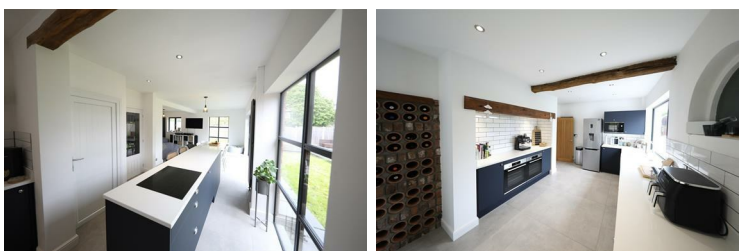
featuring a sleek white suite with a panelled bath and attached shower, a vanity wash hand basin with storage, and a low flush WC. Tiled walls and floors add a clean finish, while a chrome heated towel rail ensures comfort and convenience



### KITCHEN/DINER

16'8 x 10'4 plus 10'7 x 9'11 (5.08m x 3.15m plus 3.23m x 3.02m )

Step into the heart of the home, where a modern kitchen awaits with an array of navy-fronted fitted base and wall units, adorned with sleek granite countertops and tiled work surrounds. Discover the convenience of a Belfast sink with integral drainer, alongside side-by-side integrated 'Bosch' ovens, a microwave, dishwasher, and washing machine, all seamlessly incorporated into the design. A doorway leads to the garage, while another offers passage to the lobby, granting access to the first floor. In the center, a matching island provides additional storage, a breakfast bar, and houses a four-ring induction hob and integrated wine cooler. The tiled floor and exposed timber beams add rustic charm, while two contemporary-style central heating radiators ensure comfort and style in this inviting culinary space.



### FAMILY ROOM

20'9 max x 12'3 max (6.32m max x 3.73m max )

a cozy retreat where bi-fold doors beckon you to embrace the outdoors. Step onto the tiled floor, echoing the style of the adjacent kitchen, creating a seamless flow between indoor and outdoor living spaces. A contemporary-style central heating radiator ensures comfort year-round, inviting you to relax and unwind in this versatile and inviting space, perfect for family gatherings or quiet moments of relaxation.



### FIRST FLOOR

#### MASTER BEDROOM

13'7 max x 12'10 max (4.14m max x 3.91m max )

An excellent sized double bedroom with ensuite and walk in wardrobe





### ENSUITE

boasting a pristine white suite designed for luxury and comfort. Relax in the panelled bath with an attached shower fitment, or refresh yourself at the twin wash hand basins nestled within a stylish vanity unit, complete with storage cupboards underneath. Additional features include a bidet and a low flush WC for added convenience. Tiled walls and floors exude sophistication, while a contemporary chrome heated towel rail ensures warmth and comfort. Natural light pours in through the Velux window, illuminating the space, while loft access adds practicality to this oasis of relaxation and rejuvenation.



### WALK IN WARDROBE

with ample hanging space and pine flooring

### BEDROOM THREE

12'2 max x 15'2 max (3.71m max x 4.62m max )

Another excellent sized double bedroom

### OUTSIDE

At the front, a block-paved driveway offers ample off-street parking and leads to the garage, while a pathway extends along the front and down the right-hand side, providing easy access to the rear garden. Framed by a brick garden wall, the front lawn invites you to step inside and explore further.

Venture to the rear of the property, where a fully enclosed and private garden awaits, offering a tranquil retreat from the hustle and bustle of everyday life. The lush lawn serves as the centerpiece, complemented by slate pathways that meander

through the greenery. A raised composite decked seating area, bordered by slate, beckons you to relax and unwind, while further along, a matching paved seating area invites al fresco dining and outdoor entertaining.



### SOLAR PANELS

The property benefits from solar panels which are included in the property sale

### GARAGE AND PARKING

The property benefits from a brick built garage and driveway providing off street parking and external storage space

### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D

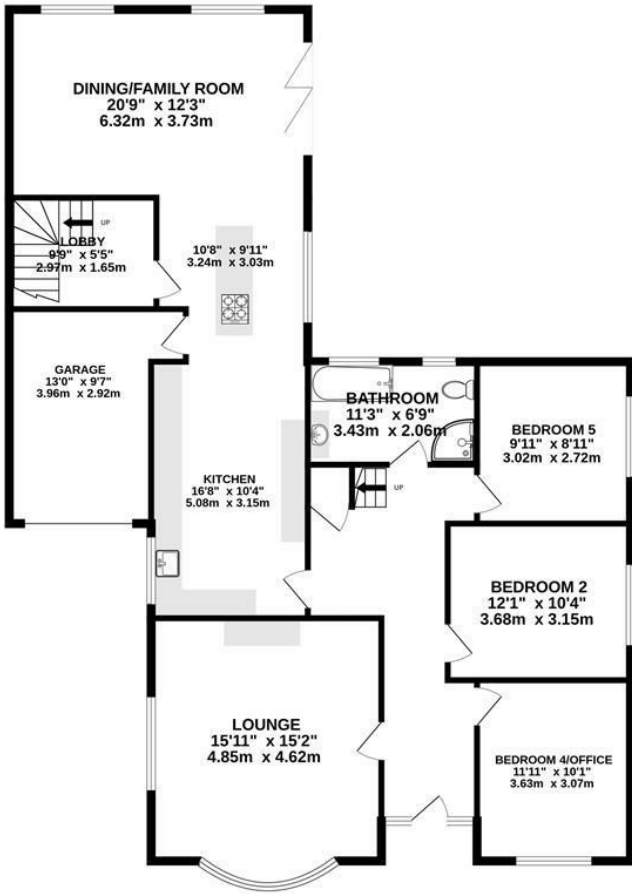
### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

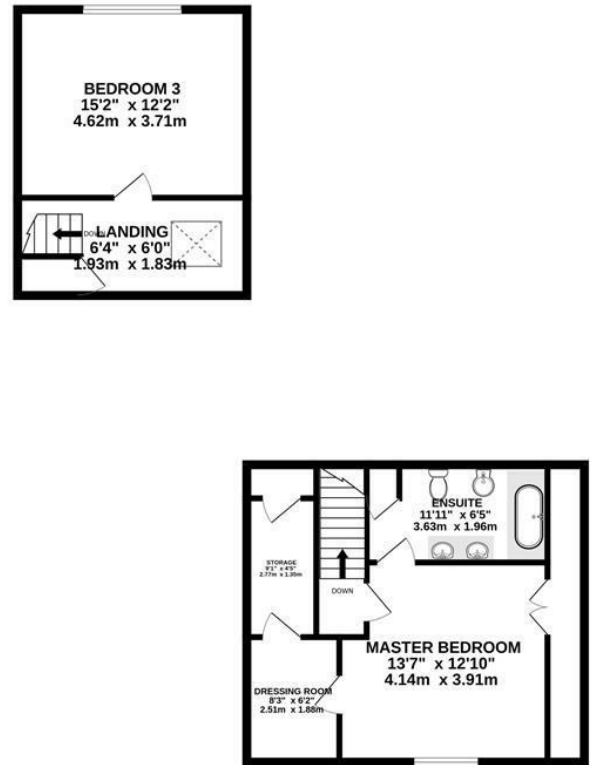
### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(82 plus) <b>A</b>	
(61-81) <b>B</b>	86
(49-60) <b>C</b>	
(35-48) <b>D</b>	
(22-34) <b>E</b>	
(9-21) <b>F</b>	
(1-8) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

