



## Westview Sparrowcroft Lane, Blacktoft

Offers Over £445,000

- Beautiful Family Home
- 3 Reception Rooms
- Conservatory
- Tranquil Setting
- Almost 2000 Sq. Ft.
- Delightful Kitchen
- 4 Bedrooms (En-Suite to Master)
- Delightful Edge of Village Location
- Utility Room
- Detached Garage

A fine example of a beautiful family home, occupying a generous plot with detached garage and beautiful rural surroundings.



West View is an extensive property, delivering almost 2,000 sq. ft. of internal accommodation sat within a 0.11 acre plot. The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms with the addition of a conservatory adjoining the rear elevation. Furthermore, there is a home office which can also be occupied as bedroom five depending on the individual(s) requirements.

The property welcomes you under a traditional apex wooden porch before entering through the front door into the hallway. The hallway provides access to the entire ground floor living areas, along with cloakroom wc and an important storage cupboard.

The large lounge is positioned to the front of the property with a double glazed window to the front elevation and feature fire surround with cast inset and marble hearth. Internal French doors lead from the lounge into the formal dining room with underfloor heating and with ample space for appropriate furniture. Beyond is the conservatory, of brick and uPVC construction which connects with the outdoors perfectly.

The kitchen is to the rear of the property, having a number of wall and base units to three sides including a breakfast bar and a number of built in appliances such as a Rangestyle cooker with extractor above, fridge/freezer and dishwasher. The rear window is positioned perfectly to overlook the garden and countryside beyond. A utility room is located off the kitchen with a further range of units and with provision in place for laundry facilities. External side door.

The ground floor accommodation is completed by a home office, located to the front of the property. A good sized room which can also lend itself to become bedroom five.

A turned staircase leads to the first floor landing and the property is further enhanced by four well proportioned double bedrooms and house bathroom. The principal bedroom is located to the front of the property and is complemented by an en suite. All four bedrooms benefit from a double glazed window and central heating radiator. Given the rural aspect and location of the property, all four bedrooms have the pleasure of elevated views across the fields and beyond.

The internal accommodation is completed by a modern house bathroom comprising a panelled bath with half screen and shower attachment over, twin vanity hand wash basin with storage either side and a low flush wc. Furthermore, there are recessed spotlights, full height tiling to the walls and an opaque window to the side elevation.

Externally, the property will be found along Sparrowcroft Lane on the fringes of the village of Blacktoft, a village well known for it's rural scenery and quiet setting. The property will be found set back from the road and in turn leads through two brick pillars and into a large front gravelled forecourt providing off street parking for numerous motor vehicles.

A wooden gate is positioned to the left and the gravelled driveway continues along the left elevation of the property and opens out to the rear garden with a detached garage found at the bottom. The garage itself has power and lighting and provides excellent storage space.

The rear garden is undoubtedly one of the main selling features of the property, enjoying an extensive and private plot and meticulously maintained by the present owners. To the right of the gravelled driveway is a lawned garden, with flagged patio area immediately from the house and a pathway leading to a slightly raised decked area, perfect for those who enjoy outdoor dining and entertaining. The boundaries are enclosed to all three sides by fence panels, the rear is lowered to enjoy the views across the open countryside.

Properties of this size, specification and such wonderful outdoor space are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities. It is therefore, as the acting agents, we strongly recommend an early inspection. All viewing are strictly by appointment.

EER- 63 (D)

Tenure - Freehold

Council Tax - East Riding of Yorkshire - Band E

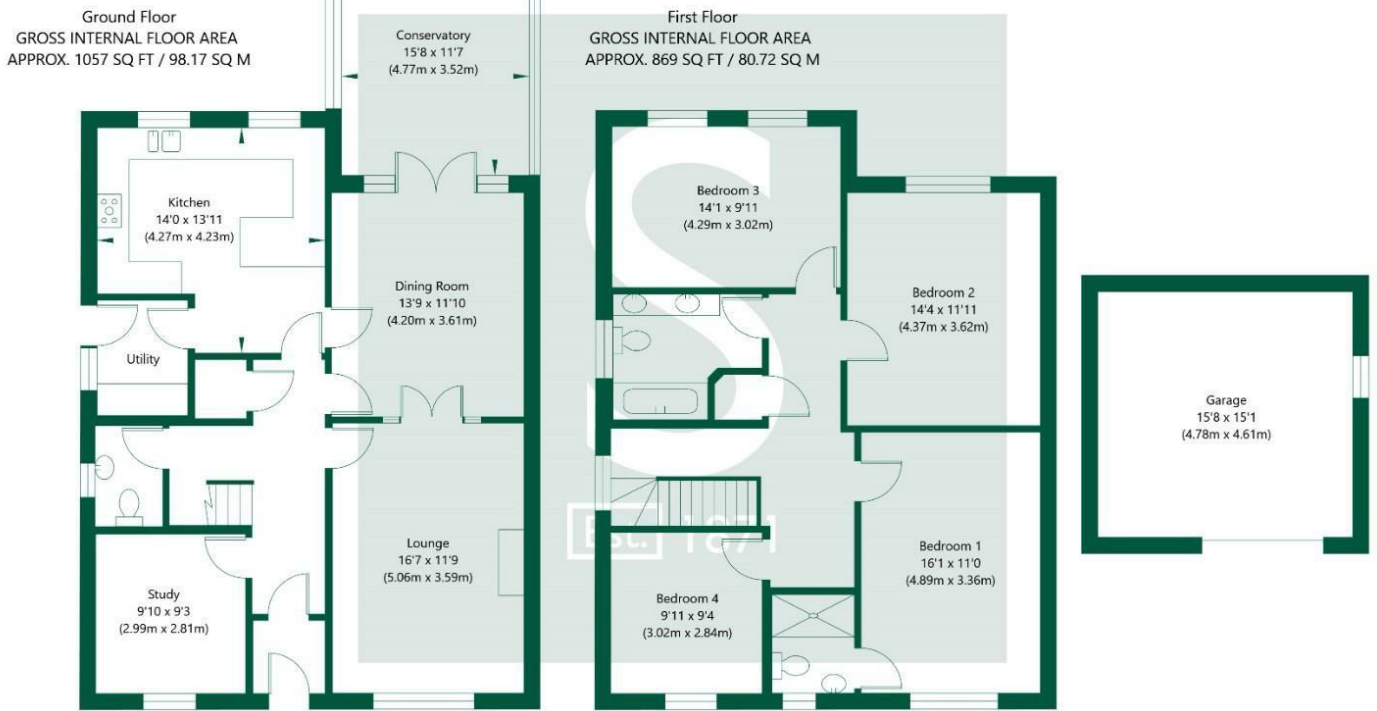
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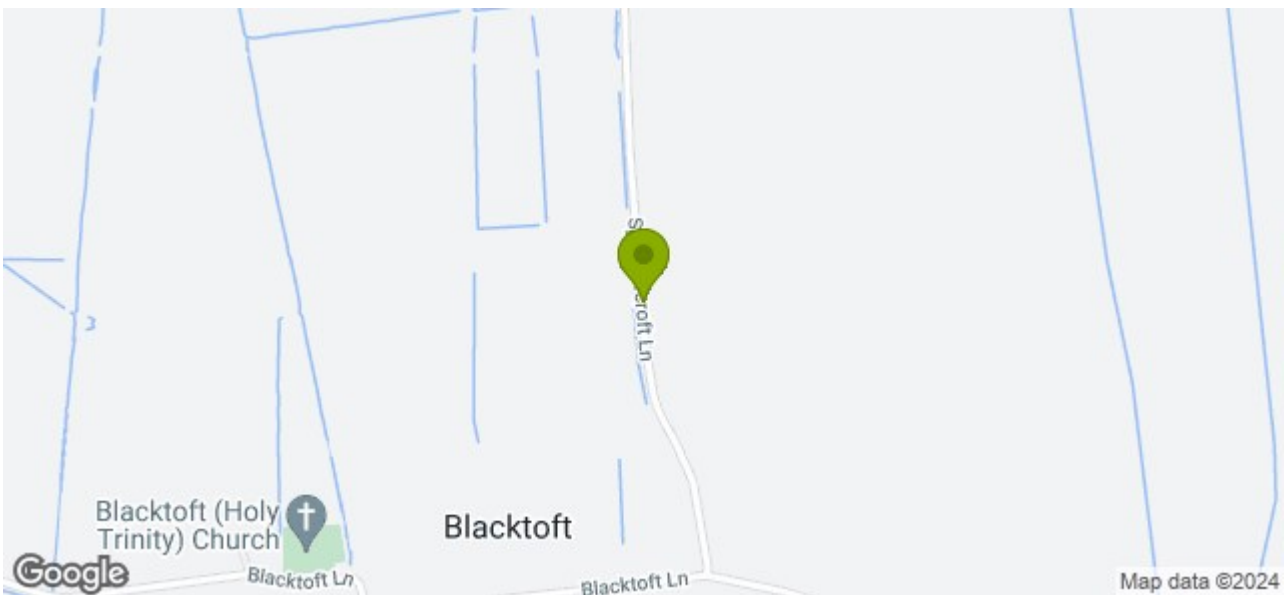




Sparrowcroft Lane, Blacktoft, Goole, DN14 7YN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1926 SQ FT / 178.89 SQ M -(Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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