



**Braemar Court, Eggborough Goole DN14 0GB**

**welcome to**

## **Braemar Court, Eggborough Goole**

Well Presented four bedroom detached family home located in the desirable village of Eggborough on a quite private cul-de-sac road

### **Lounge**

13' 9" max x 11' 2" max ( 4.19m max x 3.40m max )

With feature electric fire, television point and french style doors leading to the Rear Garden.

### **Cloakroom**

With window to the side, low level wc, wash hand basin, extractor fan and radiator.

### **Dining Room**

9' 6" x 9' 4" ( 2.90m x 2.84m )

With window to the front and radiator.

### **Kitchen**

11' 3" x 12' 11" ( 3.43m x 3.94m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, oven, cooker-hood, integrated dishwasher, fridge freezer, radiator, window to the rear and door to the rear.

### **First Floor**

#### **Landing**

With storage cupboard and loft access. Loft is professionally boarded.

### **Bedroom 1**

Irregular Shaped Room x ( x )

With window to the front, radiator and fitted wardrobes.

### **En Suite**

En Suite with shower cubicle with electric shower, low level wc, vanity wash hand basin, window to the side and radiator.

### **Bedroom 2**

12' 6" x 9' 4" max ( 3.81m x 2.84m max )

With window to the rear and radiator.

### **Bedroom 3**

10' 4" x 12' 6" ( 3.15m x 3.81m )

With window to the front and radiator.

### **Bedroom 4**

11' 11" x 9' 4" max ( 3.63m x 2.84m max )

With window to the rear and radiator.

### **Bathroom**

Bathroom with bath, low level wc, vanity wash hand basin, towel style radiator and window to the side.

### **Outside**

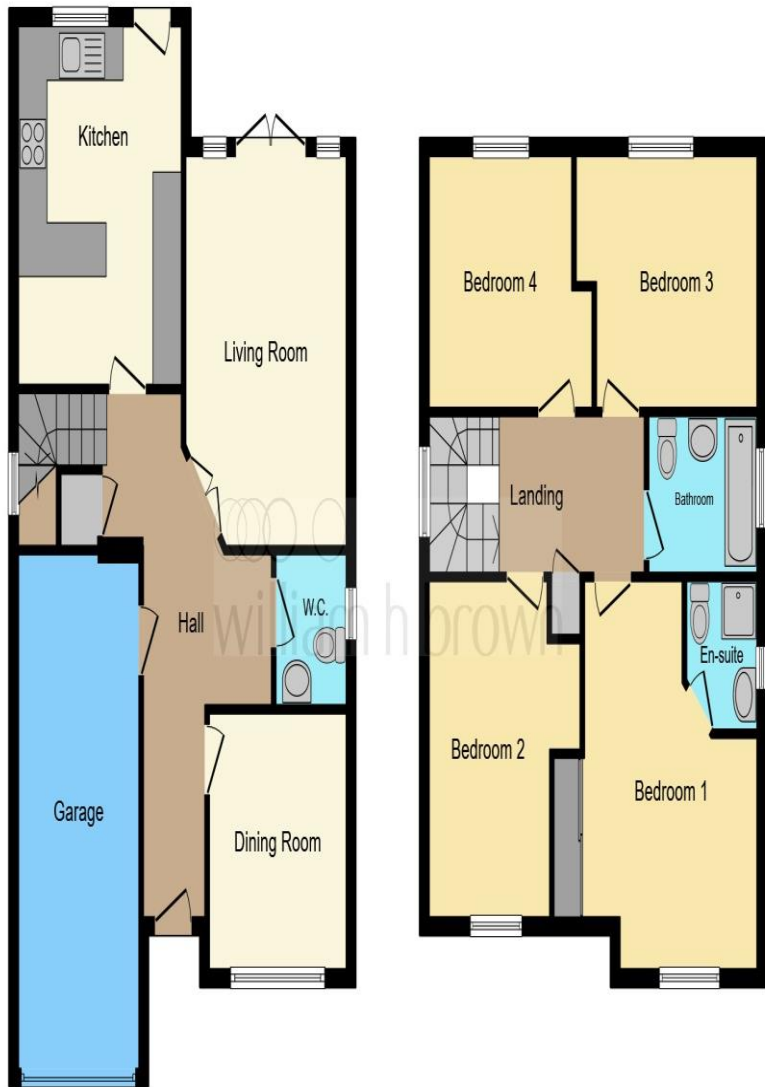
#### **Rear Garden**

With paved patio area, decking area, side access gates and fenced surround.

### **Garage**

8' 6" x 18' 7" ( 2.59m x 5.66m )

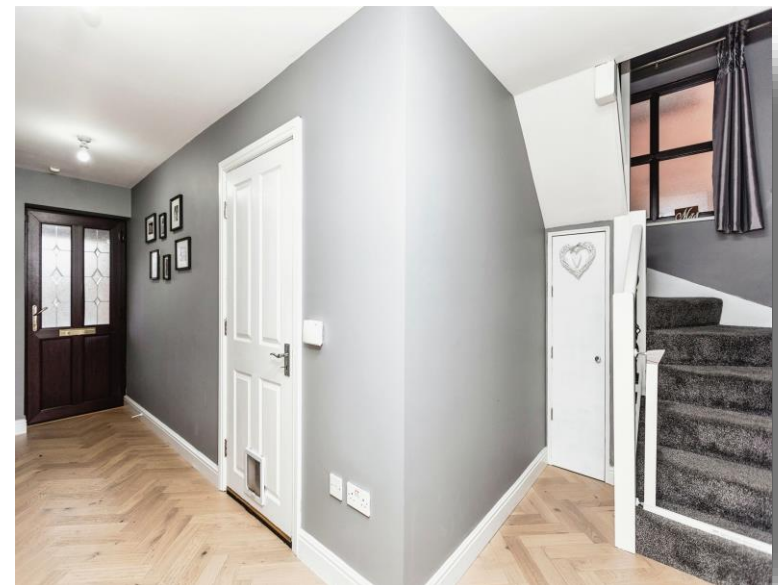
Garage with power and light, central heating boiler, plumbing for an automatic washing machine and up and over door.



**Ground Floor**

**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Braemar Court, Eggborough Goole

- Detached property situated on a private road
- Four good sized double bedrooms
- Multi car drive way with an additional allocated visitors bay
- Excellent presentation throughout
- Located in Eggborough

Tenure: Freehold EPC Rating: C

offers over

**£290,000**



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