



Willow Garth, Eastrington GOOLE DN14 7QP

welcome to

Willow Garth, Eastrington GOOLE

William H Brown are proud to present this 4 bedroom DETACHED property in Eastrington. Don't miss the opportunity to view this stunning 4-bedroom detached property with a double garage attached, and sizeable garden to the rear and side. Contact us today to schedule a viewing.

Entrance Porch

With door to the front and radiator.

Entrance Hall

With understairs cupboard.

Cloakroom

With low level wc and wash hand basin.

Lounge

19' 9" plus bay x 11' 7" max (6.02m plus bay x 3.53m max)

With window to the front, feature open fireplace housing log burner, television point, radiator and patio style doors to the rear.

Reception Room 2

9' 7" x 12' 7" (2.92m x 3.84m)

With radiator and patio style doors to the rear.

Dining Room

13' 8" max x 9' 1" plus recess (4.17m max x 2.77m plus recess)

With window to the side, 2 radiators and open plan to the Kitchen.

Kitchen

17' 4" x 7' 2" (5.28m x 2.18m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, breakfast bar, space for a range style cooker, cooker-hood, radiator, integrated dishwasher, window to the side, patio style doors to the side, loft access and garage access.

First Floor

Landing

With window to the rear, 2 storage cupboards and loft access.

Bedroom 1

11' 8" x 8' 1" (3.56m x 2.46m)

With window to the rear and radiator.

Bedroom 2

11' 5" x 11' 9" (3.48m x 3.58m)

With window to the front and radiator.

En Suite

En Suite with shower cubicle, low level wc, vanity wash hand basin, towel style radiator, window to the front, spot light points and extractor fan.

Bedroom 3

9' 8" x 12' 8" (2.95m x 3.86m)

With window to the rear and radiator.

Bedroom 4

6' 2" x 9' 8" (1.88m x 2.95m)

With window to the side and radiator.

Bathroom

Bathroom with bath with shower over, low level wc, wash hand basin, towel style radiator and window to the front.

Outside

Front Garden

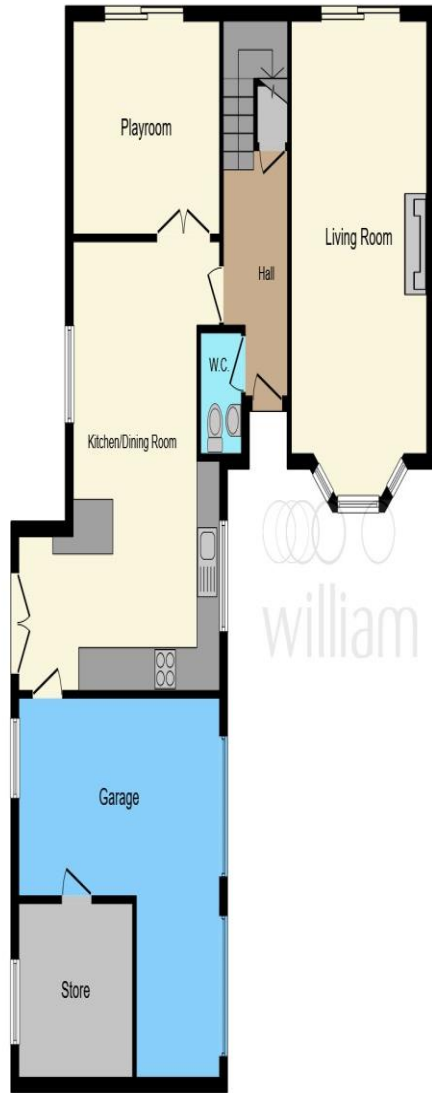
With pebbled areas, timber fencing, double garage and block paved driveway providing off street parking for multiple vehicles.

Rear Garden

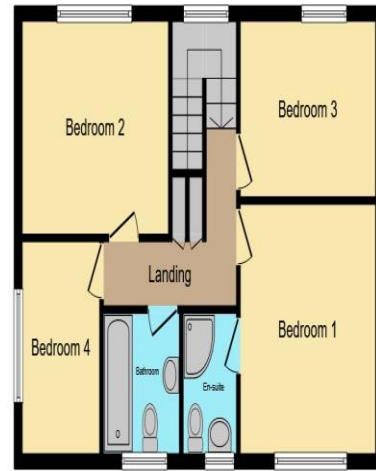
With lawned area, fencing and hedges to rear with a decorative slate and paved patio seating/entertaining area to side. A side access gate leading to the front of the property, and a rear access gate leads to Carr Lane.

Garages

With 2 up and over doors and housing central heating boiler, and built in store/office



Ground Floor



First Floor

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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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Eastrington GOOLE

- OPEN PLAN LIVING SPACE
- DOUBLE GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS
- ENSUITE TO MASTER BEDROOM
- A MUST VIEW!

Tenure: Freehold EPC Rating: Awaited

£345,000



view this property online williamhbrown.co.uk/Property/SEL107756



Property Ref:
SEL107756 - 0003

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