



**Ivy House High Street, Eastington Goole DN14 7PW**

**Welcome to**

**Ivy House High Street, Eastington Goole**

In summary, Ivy House is a superbly designed and maintained property, ideal for families seeking a modern home in a charming village.





### **Entrance Hall**

Welcoming entrance hall with walk in cupboard, understairs storage, radiator, tiled flooring, window to the side and stairs to the first floor.

### **Cloakroom**

Low level W/C, pedestal wash hand basin, radiator, tiled flooring and window to the side.

### **Lounge**

18' 9" into recess x 16' 3" into recess ( 5.71m into recess x 4.95m into recess )

Window to the front, two windows to the side and a radiator.

### **Kitchen/ Diner**

26' 3" x 14' 6" ( 8.00m x 4.42m )

Spacious and open plan fitted kitchen diner with a range of wall and base units, work surfaces, space for range cooker, cooker hood, sink drainer, integrated fridge freezer, integrated dishwasher, wine cooler, two radiators, island breakfast bar, tiled flooring, spotlights, window to the rear, french style doors to the rear and door to the rear.

### **Utility Room**

9' 5" x 4' 2" ( 2.87m x 1.27m )

Plumbing for an automatic washing machine, space for fridge freezer, work surfaces, tiled flooring, extractor fan, spotlights and window to the side.

### **Landing**

Window to the side, radiator and access to the loft.

### **Bedroom 1**

14' 3" into recess x 12' 11" plus access ( 4.34m into recess x 3.94m plus access )

Window to the front, radiator, built in wardrobes and an en-suite.

### **En-Suite**

En-suite with shower cubicle, low level W/C, wash hand basin, towel style radiator, tiled, spotlights, extractor fan and window to the side.

### **Bedroom 2**

12' 11" x 12' 10" into access ( 3.94m x 3.91m into access )

Window to the rear, radiator and an en-suite.

### **En-Suite**

En-suite with shower cubicle, low level W/C, wash hand basin, tiled, spotlights and extractor fan.

### **Bedroom 3**

12' 11" x 10' 9" plus access ( 3.94m x 3.28m plus access )

Window to the rear, built in wardrobes and a radiator.

### **Bedroom 4**

15' 8" into recess x 11' 9" into recess ( 4.78m into recess x 3.58m into recess )

Window to the front, built in cupboard housing the boiler, built in wardrobes and a radiator.

### **Bathroom**

Bathroom with bath and shower over, low level W/C, twin wash hand basins, towel style radiator, tiled, extractor fan, spotlights and window to the side.

### **Front Garden**

### **Rear Garden**

Enclosed lawned rear garden, block paved patio area, wood chip area, power socket, outside tap, garden room, fence to the side and fence to the rear.

### **Garage**

9' 11" plus recess x 9' 8" ( 3.02m plus recess x 2.95m )

Currently used as a garden room/gym.



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## Welcome to

### Ivy House High Street, Eastington Goole

- Built in 2020
- Beautifully Presented Family Home
- Garden Room
- Open Plan Kitchen/Diner
- No Onward Chain

Tenure: Freehold EPC Rating: B

# £375,000



Please note the marker reflects the postcode not the actual property

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SEL108008 - 0003

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