



**Oakwood Park, Pollington GooleDN14 0DB**

**welcome to**

**Oakwood Park, Pollington Goole**

William H Brown have to offer this exceptional high spec new build, detached house in a cu-de-sac location.



Introducing this exceptional high-spec new build, a detached home nestled in a tranquil cul-de-sac. Upon entering, you're greeted by a welcoming entrance hall leading to a spacious open-plan living room and kitchen, featuring laminated flooring, French doors to the garden, and a stunning kitchen diner with an island, integrated appliances, and ample space for a dining table. This property also includes a separate utility room, a convenient downstairs bathroom, five well-appointed bedrooms with fitted carpets, and a luxurious master bedroom with a fully fitted en-suite.

Outside, the enclosed and private rear garden boasts a lawn and patio area, perfect for outdoor relaxation. Additional features include a garage equipped with an EV charger and full electrics, making this home both stylish and practical for modern living.

### **Entrance Hall**

### **Cloakroom**

### **Lounge**

15' 10" x 12' 10" ( 4.83m x 3.91m )

### **Kitchen/Diner**

22' 1" x 17' 9" ( 6.73m x 5.41m )

### **Utility Room**

10' 3" x 8' 10" ( 3.12m x 2.69m )

### **Landing**

### **First Bedroom**

17' 10" x 15' 1" ( 5.44m x 4.60m )

### **En-Suite**

### **Second Bedroom**

15' 10" x 13' 9" ( 4.83m x 4.19m )

### **Third Bedroom**

15' 10" x 8' 4" ( 4.83m x 2.54m )

### **Fourth Bedroom**

17' 10" x 8' 4" ( 5.44m x 2.54m )

### **Bathroom**

### **Fifth Bedroom**

12' 1" x 8' 8" ( 3.68m x 2.64m )

### **Rear Garden**

### **Garage**

20' 8" x 10' 10" ( 6.30m x 3.30m )

### **Special Features**



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## welcome to Oakwood Park

- GUIDE PRICE £500,000 - £525,000
- High Spec New Build
- Detached House
- Open Kitchen/Living
- Utility Room

Tenure: Freehold EPC Rating: Exempt

guide price

# £500,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL108126 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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