



Broadacres, Carlton Goole DN14 9NF

welcome to

Broadacres, Carlton Goole

Featuring a lounge with a wood burner and garden access, a dining room with wood flooring, and a practical kitchen. Bedrooms are carpeted, with fitted wardrobes in the main. The low-maintenance garden includes artificial grass, a patio, and secure fencing. Schedule a viewing today!



Located in Carlton, this delightful three-bedroom home offers charm, comfort, and versatility, perfect for families or anyone seeking a welcoming retreat.

Inside, the property features a spacious lounge with a cozy wood burner and sliding doors leading to the garden for seamless indoor-outdoor living. A versatile dining room doubles as a large family room or office, adapting to your needs. The kitchen is both functional and stylish, with durable lino flooring, ample storage, and a five-year boiler warranty for peace of mind.

All three bedrooms are carpeted for comfort, with the main bedroom offering fitted wardrobes for added convenience. The bathroom is thoughtfully designed with a shower over the bath.

Outside, the south-facing garden features low-maintenance artificial grass, a patio area, and fencing for privacy—perfect for relaxing, entertaining, or family playtime. The driveway accommodates multiple cars, providing convenience for busy households.

This charming home combines practicality with flexibility, making it an excellent opportunity in Carlton. Arrange a viewing today to see it for yourself!

Lounge

15' 1" x 10' 9" (4.60m x 3.28m)

Family Room

Kitchen

11' 10" x 8' 9" (3.61m x 2.67m)

Landing

First Bedroom

7' 1" x 14' 6" (2.16m x 4.42m)

Second Bedroom

7' 11" x 12' 7" (2.41m x 3.84m)

Third Bedroom

9' 3" x 8' 1" (2.82m x 2.46m)

Bathroom

Rear Garden

Outbuilding Part One

8' 11" x 11' 2" (2.72m x 3.40m)

Outbuilding Part Two

9' 2" x 7' 1" (2.79m x 2.16m)



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Broadacres

- Sought-after Location!
- Three Bedrooms.
- Private/Enclosed Rear Garden with Artificial Grass.
- Off-street Garage.
- Semi-detached Property.

Tenure: Freehold EPC Rating: D

offers over

£240,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108399 - 0006

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