



The Acres Church Lane, Hook, Goole, DN14 5PN

£450,000

EPC: D

This highly individual detached home is located in the village of Hook with fantastic views to the front and rear over open countryside. The property offers three bedroom accommodation set over two floors providing substantial living space and includes many high quality fixtures and fittings. Beautifully maintained gardens and a detached brick built tandem double garage compliment the property further, and a viewing is highly recommended to appreciate the location and what the property has to offer.

- Highly individual detached home
- Three double bedrooms - en-suite and dressing room to the master
- Substantial living accommodation
- High quality fixtures and fittings
- Three bathrooms
- Modern fitted kitchen with integrated appliances
- Sitting room and separate dining room
- Beautifully maintained gardens and detached brick built garage
- Open views over fields to the front and rear
- Viewing highly recommended

#### DESCRIPTION

This three bedroom detached family home incorporates gas central heating, uPVC double glazing and a security alarm and offers substantial accommodation comprising;

#### PORCH

6'0" x 1'8"

uPVC French doors. Tiled floor. Oak entrance door leads into the dining room.

#### DINING ROOM

19'4" x 18'1" max.

Bay window to the rear elevation. Under stairs storage cupboard. Laminate flooring. Three central heating radiators. Coving to the ceiling.

#### SITTING ROOM

18'5" x 13'11"

Bay window to the front elevation. A white fire surround with a marble inset and hearth housing a living flame gas fire. Two circular feature windows to either side of the fireplace. uPVC sliding patio doors lead into the conservatory. Three central heating radiators. Coving to the ceiling.

#### CONSERVATORY

15'7" x 14'6"

A brick base/uPVC framed conservatory with a uPVC door to the rear garden and uPVC French doors to the side which lead onto the patio. Laminate flooring. One central heating radiator.

#### HALL

3'8" x 18'10"

Stairway leading to the first floor. Laminate flooring. One central heating radiator. Coving to the ceiling.

#### KITCHEN

16'11" x 11'11"

A comprehensive range of modern fitted base and wall units with high gloss laminate fronts having laminated worktops and matching upstands. The units incorporate a stainless steel one and half bowl single drainer sink, and a five ring induction hob with a stainless cooker hood over and a glass splash back. Integrated appliances include a double oven, dishwasher, and a full size fridge and separate freezer. Breakfast bar. Karndean flooring. Contemporary style central heating radiator.

#### LOBBY

3'10" x 3'2"

Composite side entrance door. Karndean flooring.

#### UTILITY ROOM

6'7" x 6'11" max.

A fitted base unit with a laminated worktop with matching upstands. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer under. One central heating radiator.

#### BEDROOM THREE

11'11" x 10'11"

To the rear elevation. Fitted wardrobes along one wall with display shelving and cupboards. One central heating radiator. Coving to the ceiling.

#### BATHROOM

6'9" x 8'9"

A modern white suite comprising a P shaped shower bath with a mains fed shower over and glass shower screen to the bath side, a pedestal wash hand basin and a low flush WC. Vinyl flooring. Central heating radiator with towel rail.

#### LANDING

10'0" x 5'10" max.

One central heating radiator.

#### MASTER BEDROOM

15'11" x 12'4" max.

Two velux windows to the rear elevation. One central heating radiator. Eaves storage space.

#### DRESSING ROOM

7'2" x 12'8"

Velux windows to the front and rear elevations. Eaves storage space. One central heating radiator.

#### EN-SUITE BATHROOM

12'8" x 6'6" max

A modern white suite comprising a free standing roll top bath with a shower fitment to the bath taps, a pedestal wash hand basin and a low flush WC. A separate shower cubicle with multiple jet shower heads. Velux windows to the front and rear. Vinyl flooring. Central heating radiator with towel rail.

#### BEDROOM TWO

17'1" x 12'4" max.

To the side elevation. Two central heating radiators.

#### BATHROOM

6'7" x 8'2"

A modern white suite comprising a shower cubicle with an electric shower, a wash hand basin and a low flush WC. Central heating radiator with towel rail. Large eaves storage space which is fully boarded and houses the gas central heating boiler.

#### GARAGE

11'3" x 38'1"

A detached brick built tandem double garage with a remote controlled vehicular door to the front and a uPVC personnel door to the side. Light, power and security alarm.

#### GARDENS

From the roadside there is a driveway providing off street parking which extends along the front of the property. The driveway also extends along the left hand side of the property under the carport which provides additional parking and access to the garage. The front garden is laid to lawn and enclosed by hedging and double timber gates to the roadside.

To the rear of the property there is a beautifully maintained garden which is mainly laid to lawn with a Yorkshire stone seating area, a raised fish pond with water feature and a timber pergola. Views to the front over open countryside.

The rear garden adjoins open fields, and this is the interesting part, the moat which you can see from the first floor windows is the former grounds of the medieval village and is all that remains of the medieval manor house of John de Houke, whose forebears had come over with William the Conqueror. This is supposedly the oldest part of Goole.

Ground Floor



First Floor













