



87 Ilkeston Avenue, Goole, DN14 6PN

£340,000

EPC: B

This beautifully presented three bedroom detached bungalow is located in a well established residential area. The property offers substantial accommodation with a modern fitted kitchen and bathroom and an array of high quality fixtures. To the front of the bungalow there is a block paved in and out driveway and to the rear a well stocked and maintained garden with a timber framed summerhouse. This is a must view to fully appreciate the property and gardens on offer.

- Beautifully presented detached bungalow
- Three bedrooms
- Modern fitted kitchen with integrated appliances
- Modern bathroom with a four piece suite
- Provides substantial accommodation
- Includes an array of high quality fixtures and fittings
- Well established and maintained rear garden
- Timber framed summer house
- Attached garage and block paved in and out driveway
- Viewing highly recommended to fully appreciate the property on offer

#### DESCRIPTION

This three bedroom detached bungalow incorporates gas central heating, uPVC double glazing and 4kw solar panels, and offers substantial accommodation comprising;

#### ENTRANCE HALL

6'8" x 7'10"

uPVC entrance door with side screens. Oak flooring. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

8'0" x 19'7"

uPVC French doors lead into the conservatory. Coving to the ceiling. One central heating radiator.

#### CONSERVATORY

10'6" x 12'5"

A brick base/uPVC framed conservatory with uPVC French doors that lead into the rear garden. Oak flooring. One central heating radiator.

#### LOUNGE

16'11" x 16'2" max.

Bow window to the front elevation. A white fire surround with a marble inset and hearth housing a living flame gas fire. Coving to the ceiling. One central heating radiator.

#### INNER HALL

16'4" x 3'8" max.

Storage cupboard. Loft access housing the gas central heating boiler. Coving to the ceiling. One central heating radiator.

#### KITCHEN

9'9" x 18'2"

A comprehensive range of modern fitted base and wall units with cashmere high gloss fronts having laminated worktops and matching surrounds. The units incorporate a cream one and half bowl single drainer sink, a five ring Neff induction hob with a glass splash back and a cooker hood over. Integrated appliances include a dishwasher, washing machine, fridge freezer and a Neff oven plus an oven/microwave. Breakfast bar. Timber effect laminate flooring. Grey heated towel rail. uPVC part glazed door leads into the rear garden.

#### BEDROOM ONE

14'0" x 12'9" max.

To the rear elevation. A range of fitted bedroom furniture to include matching wardrobes, cupboards, drawers, dressing table and bedside cabinets. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

10'7" x 13'2" max.

To the front elevation. Fitted recessed wardrobes. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

11'9" x 11'3" max.

To the front elevation. Coving to the ceiling. One central heating radiator.

#### BATHROOM

6'9" x 9'8"

A modern white suite comprising a panelled bath, a vanity wash hand basin with storage under, a low flush WC and a walk in shower cubicle with a mains fed shower. Tiled walls and floor. Grey heated towel rail.

#### GARAGE

9'8" x 19'5"

An attached brick built garage with a remote control roller door to the front and a timber personnel door to the rear. Light and power.

#### SUMMERHOUSE

11'3" x 9'3"

A timber framed summerhouse with light and power and an outside covered seating area with pizza oven.

#### GARDENS

To the front of the property there is a block paved in and out driveway which provides off street parking and access to the garage. A brick wall encloses the driveway with matching raised planter. A timber gate to the side of the garage provides access into the rear garden.

To the rear of the property there is a good size and fully enclosed garden which is beautifully stocked and maintained. The garden is mainly laid to lawn with mature planted flower beds and borders, and various trees shrubs and bushes to further compliment the well established garden. Indian stone seating area. Brick water feature. Timber garden shed. Aluminum framed greenhouse.

Ground Floor







