



3 Devonshire Drive, Goole, DN14 6PJ

£275,000

EPC: C

This deceptively spacious semi detached dormer bungalow is located in a small cul-de-sac in a highly regarded residential area. The property offers four bedroom accommodation set over two floors and also includes a lounge, dining kitchen, conservatory, bathroom and a separate shower room on the first floor. Viewing is an absolute must to appreciate the beautiful gardens and what the property has to offer. No upward chain.

- Deceptively spacious semi detached dormer bungalow
- Four bedrooms
- Located in small cul-de-sac in highly regarded residential area
- Modern fitted dining kitchen
- Modern four piece bathroom suite on the ground floor
- Conservatory off the kitchen
- First floor shower room
- Beautifully maintained gardens
- Garage, carport and driveway
- Viewing is an absolute must to appreciate the property and gardens on offer

#### DESCRIPTION

This four bedroom semi detached dormer bungalow incorporates gas central heating, uPVC double glazing, solar panels (owned outright), and a security alarm and offers spacious accommodation comprising;

#### PORCH

4'7" x 3'1"

uPVC glazed entrance door.

#### HALL

5'6" x 16'3"

Stair way leading to the first floor. Storage cupboard. Coving to the ceiling. One central heating radiator.

#### LOUNGE

14'11" x 12'5"

Bow bay window to the front elevation. A cream fire surround housing an electric fire. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

15'11" x 12'4"

A range of modern fitted base and wall units with cream fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, and a four ring gas hob with a stainless steel cooker hood over. Integrated double oven. Plumbing for an automatic washing machine. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator. uPVC door leads into the conservatory.

#### CONSERVATORY

7'3" x 12'2"

Brick base/uPVC framed conservatory with uPVC door to the rear garden. One central heating radiator.

#### BEDROOM ONE

13'3" x 11'11"

Bow bay window to the front elevation. Fitted bedroom furniture which includes drawers and matching bedside cabinets. Recessed double wardrobe. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO/DINING ROOM

12'0" x 15'5"

uPVC French doors with side screens lead into the rear garden. Fitted recessed desk with drawers and shelves. Coving to the ceiling. One central heating radiator.

#### BATHROOM

12'2" x 5'6"

A modern white four piece suite comprising a shower cubicle with an electric shower and tiled interior, a Jacuzzi style bath with a shower fitment, a wash hand basin and a low flush WC. Tiled surrounds. Tiled floor. Coving to the ceiling. Chrome heated towel rail.

#### LANDING

9'0" x 10'10"

Eaves storage space. Loft access. One central heating radiator.

#### BEDROOM THREE

12'3" x 8'11"

To the side elevation. Storage cupboard housing the gas central heating boiler. One central heating radiator.

#### BEDROOM FOUR

10'10" x 15'10" max.

To the rear elevation. Eaves storage space. One central heating radiator.

#### SHOWER ROOM

6'1" x 5'8"

A white suite comprising a corner shower cubicle with a mains fed shower and tiled interior, a wash hand basin and a low flush WC. Tiled floor. Chrome heated towel rail.

#### GARAGE

9'3" x 8'3"

(The measurements have been taken externally). Detached brick built garage with metal up and over door.

#### GARDENS

To the front of the property the garden is fully enclosed by a brick garden wall and double wrought iron vehicular gates that lead onto the driveway. The driveway provides off street parking and extends along the side of the property under the carport towards the garage. The garden is laid to lawn with slate chipped borders. A metal gateway provides access into the rear garden.

The good sized rear garden is fully enclosed and beautifully maintained with a lawn, mature borders and an Indian paved seating area. A paved pathway leads to the timber garden shed located at the back of the garage with an attached undercover seating area, further down is a greenhouse and a timber garden shed. Outside lighting.

**Ground Floor**



**First Floor**







