



Newclose Lodge, 21 Newclose Lane, Goole, DN14 6LT

£375,000

EPC:

This highly individual detached dormer bungalow is located in a popular residential area and offers substantial and versatile accommodation set over two floors plus a one bedroom detached annexe to the rear. The property offers four bedroom accommodation with a dressing room to the master bedroom on the first floor, two bathrooms, lounge, dining room, large kitchen, utility room and WC. Standing within a substantial plot with block paved parking for numerous vehicles and a fully enclosed lawned garden to the rear, this property is an absolute must to view to truly appreciate the size of the accommodation and garden on offer.

- Highly individual detached dormer bungalow with four bedrooms
- Plus one bedroom detached annexe
- Substantial accommodation set over two floors
- Versatile family living with lots of storage
- Large kitchen with separate utility room
- Two bathrooms
- Large garden
- Block paved driveway for numerous vehicles
- Located in popular residential area
- Viewing is an absolute must

#### DESCRIPTION

This four bedroom detached dormer bungalow incorporates gas central heating, uPVC double glazing and a security alarm and offers substantial and versatile family accommodation comprising;

#### ENTRANCE HALL

12'10" x 14'4" max

L-shaped entrance hall with a composite front door. Storage cupboard. Cloaks cupboard. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### W.C.

2'10" x 5'1"

A white corner wash hand basin and a low flush WC. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### LOUNGE

21'0" x 14'4"

Engineered wood floor. Coving to the ceiling. Two central heating radiators. Opens up to the dining room.

#### DINING ROOM

15'7" x 12'2"

Currently used as a playroom. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### KITCHEN

18'0" x 12'2"

A modern range of fitted base and wall units having cream high gloss fronts with laminated worktops and matching upstands. The units incorporate a stainless steel one and a half bowl single drainer sink. Integrated double width electric oven with a five ring gas hob and a stainless steel splash back and cooker hood over. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### UTILITY ROOM

5'6" x 8'2"

A range of fitted base and wall units to match the kitchen with laminated worktops. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine, a dishwasher and space for a tumble dryer. Engineered wood floor.

#### INNER HALL

5'8" x 29'11"

uPVC glazed door leads to the side of the property. Stair way leading to the first floor. Storage cupboard. Engineered wood floor. One central heating radiator.

#### BEDROOM

11'11" x 14'0"

Currently used as a dining room. uPVC French doors lead into the rear garden. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### BEDROOM

14'0" x 13'11"

Currently used as an office/snug. To the rear elevation. Engineered wood floor. Coving to the ceiling. One central heating radiator.

#### BATHROOM

7'4" x 14'0"

A white suite comprising a roll top bath with a shower fitment to the bath taps and a mains fed shower over, a pedestal wash hand basin and a low flush WC. Tiled walls and floor. Coving to the ceiling. One central heating radiator.

#### LANDING

5'8" x 13'1"

Velux window with fitted blinds.

#### MASTER BEDROOM

16'2" x 16'2"

uPVC window to the front elevation. Velux window with fitted blinds to the side elevation. Fitted bedroom furniture to include wardrobes, drawers, dressing table and matching bedside cabinets. Eaves storage space housing the gas central heating boiler. Timber effect laminate flooring. One central heating radiator.

#### DRESSING ROOM

16'2" x 10'4"

Velux window with fitted blinds to the side elevation. Fitted wardrobes. Timber effect laminate flooring. One central heating radiator.

#### BEDROOM

14'0" x 16'2"

To the rear elevation. A range of fitted bedroom furniture to include wardrobes, drawers, desk and matching bedside cabinets. Eaves storage space. One central heating radiator.

#### SHOWER ROOM

5'8" x 7'6"

A white suite comprising a shower cubicle with an electric powered shower, a vanity wash hand basin with storage under and a low flush WC. Tiled walls. Velux window. One central heating radiator.

#### GARDENS

To the front of the property there is a block paved driveway providing off street parking for numerous vehicles enclosed by a brick garden wall with metal railings and matching vehicular gates from the roadside. The garden is laid to gravel and can be used for further parking if required. The driveway extends along the side of the property beyond a metal gate to the rear. A timber gate also provides pedestrian access along the right hand side of the property.

The generous rear garden is fully enclosed and mainly laid to lawn with a large block paved area which could be used for seating/entertaining space. Childrens wood climbing frame with swings and slide (concreted in). Access to the detached annexe.

#### ANNEXE

This detached, self contained annexe incorporates uPVC double glazed windows and electric storage heaters and provides one bedroom accommodation comprising;

#### ENTRANCE HALL

3'11" x 5'1"

uPVC entrance door. Tiled floor. Coving to the ceiling.

#### LOUNGE

11'9" x 16'0"

Sliding patio doors lead into the garden. Timber effect laminate flooring. Coving to the ceiling. Electric storage heater.

#### KITCHEN

7'2" x 16'0"

A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. Electric storage heater.

#### BEDROOM

10'6" x 11'9"

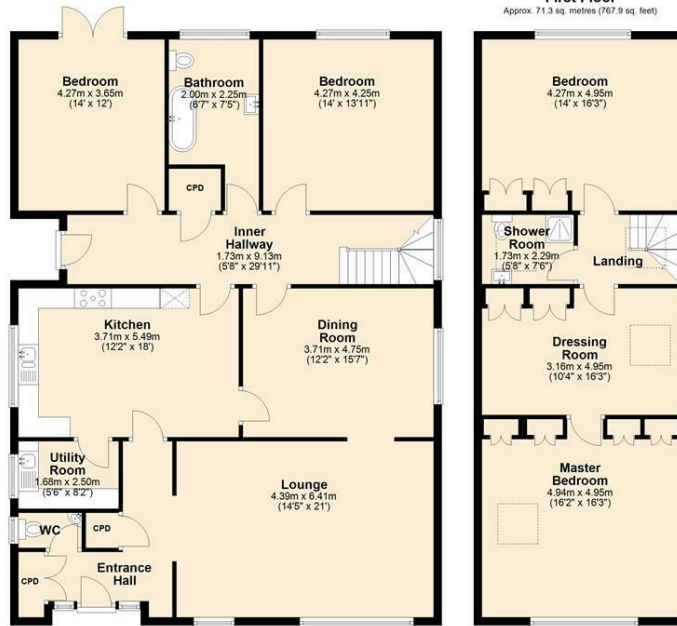
To the rear elevation. Loft access. Timber effect laminate flooring. Coving to the ceiling. Electric storage heater.

#### SHOWER ROOM

7'6" x 7'5"

### Ground Floor

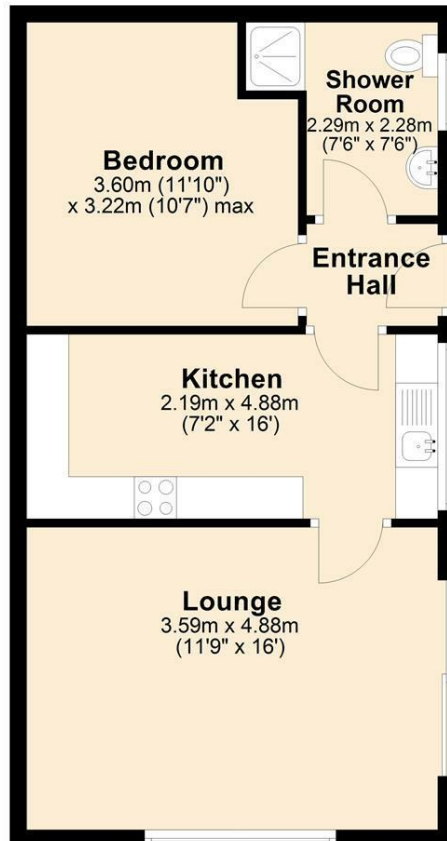
Approx. 145.6 sq. metres (1567.1 sq. feet)



Total area: approx. 216.9 sq. metres (2334.9 sq. feet)

### Annexe

Approx. 46.8 sq. metres (503.5 sq. feet)



Total area: approx. 46.8 sq. metres (503.5 sq. feet)







