



4 Nab Drive, Goole, DN14 6RB

£185,000

EPC: D

****NO UPWARD CHAIN**** This well presented semi detached property is located in a small cul-de-sac in a well established residential area. Offering three bedrooms the property would make a great family home and includes a modern kitchen and bathroom, and separate ground floor wet room. With parking to the front and an enclosed rear garden this property is a must view.

- Well presented semi detached house
- Three bedrooms
- Cul-de-sac location
- Ideal family home
- Modern kitchen and bathroom
- Separate ground floor wet room
- Spacious entrance hall
- Parking to the front
- Enclosed rear garden
- No upward chain

DESCRIPTION

This well presented three bedroom semi detached house incorporates gas central heating and uPVC double glazing and offers ideal family accommodation comprising;

ENTRANCE HALL

7'2" x 14'3"

uPVC side entrance door. Stair way leading to the first floor. Plumbing for an automatic washing machine. Timber effect laminate flooring. One central heating radiator. uPVC French doors lead into the rear garden.

LOUNGE

10'11" x 25'10"

Timber effect laminate flooring. Two central heating radiators.

KITCHEN

12'5" x 6'10"

A modern range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a grey one and a half bowl single drainer sink, a four ring gas hob with a concealed cooker hood over. Integrated double electric oven. Plumbing for a dishwasher. uPVC door leads into the lobby.

LOBBY

5'10" x 2'6"

uPVC door provides access into the rear garden. Wall mounted gas central heating boiler.

WET ROOM

5'2" x 6'2"

An electric shower, a wash hand basin and low flush WC. Tiled walls and floor. One central heating radiator.

LANDING

8'10" x 6'11"

Loft access.

BEDROOM ONE

10'11" x 13'7"

To the front elevation. One central heating radiator.

BEDROOM TWO

10'10" x 11'11"

To the front elevation. Storage cupboard. One central heating radiator.

BEDROOM THREE

10'5" x 6'11"

To the rear elevation. One central heating radiator.

BATHROOM

6'10" x 6'0"

A modern white suite comprising a panelled bath with a mains fed shower over and a glass shower screen to the bath side, a vanity unit housing a wash hand basin and a low flush WC. Matching storage cupboard and mirror above the vanity unit. Tiled walls and floor. Chrome heated towel rail.

STORE

7'0" x 7'10"

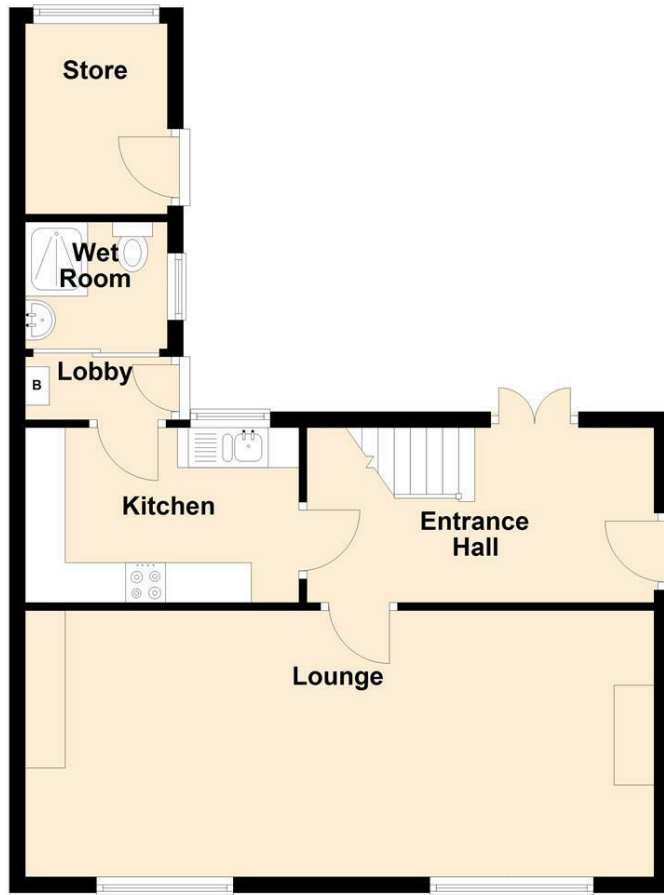
Brick built garden store with a laminated worktop and a Belfast sink.

GARDENS

To the front of the property there is a lawned garden and a gravelled driveway providing off street parking. A paved pathway leads to the side entrance door.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a concrete pathway and a timber covered seating area.

Ground Floor



First Floor

