



22 Rowan Close, Eggborough, DN14 0WS

Offers Over £323,000

EPC:

This modern detached house has been extended to the ground floor to create a fantastic open plan living and kitchen space ideal for any family. The property offers substantial living space with high quality fixtures and fittings, and also offers four bedroom accommodation to the first floor. Located on a corner plot in a modern development providing off street parking for multiple vehicles to the front, and an enclosed rear garden with an open aspect to the rear. Viewing is highly recommended to appreciate the accommodation and location on offer.

The leasehold relates to the land the house sits on it costs £80 approx. a year ground rent that is payable every January. The lease was 999 years long and started 1 June 2003.

- Modern detached house
- Extended to the ground floor
- Open plan living
- Four bedrooms - en-suite to the master
- Family bathroom
- Modern fitted dining kitchen with integrated appliances
- Fantastic family home
- Great commuter links to A19 and M62
- Located in modern development
- Off street parking for multiple vehicles

DESCRIPTION

This modern and extended detached house incorporates gas central heating and uPVC double glazing and offers four bedroom family accommodation comprising;

ENTRANCE HALL

4'0" x 11'6" max.

Composite entrance door. Cloaks cupboard. Tiled floor. One central heating radiator.

W.C.

4'6" x 4'0"

A modern white suite comprising a wash hand basin and low flush WC inset into a vanity unit with storage under. Walls tiled to half height. Tiled floor. One central heating radiator.

LIVING AREA

12'3" x 14'10"

The measurements plus the depth of the bay window to the front elevation. Stair way leading to the first floor. Oak flooring. Coving to the ceiling. Two contemporary style radiators.

DINING AREA

17'1" x 9'0"

Oak flooring to match the living area. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

18'4" x 13'10"

A modern and comprehensive range of fitted base and wall units with grey shaker style fronts having laminated worktops and a tiled surround. The units incorporate an inset sink with a Quooker tap, a Neff five ring induction hob with two separate electric ovens under. Other integrated appliances include a microwave and a dishwasher. Matching centre island with cupboards and a breakfast bar. Tiled floor with underfloor heating. Six Velux windows. uPVC French doors provide access into the rear garden.

UTILITY ROOM

7'0" x 8'0"

Modern fitted base and wall units with grey high gloss fronts having laminated worktops and tiled work surrounds. Plumbing for an automatic washing machine. Tiled floor. One central heating radiator.

LOUNGE

15'3" x 11'4"

Feature wooden panelling on one wall. Coving to the ceiling. One central heating radiator.

LANDING

9'9" x 6'0"

Loft access housing the gas central heating boiler. One central heating radiator.

BEDROOM ONE

12'4" x 10'10" max.

To the rear elevation. A range of bedroom furniture which includes fitted wardrobes along wall with sliding doors and matching bedside cabinets and a tall boy set of drawers. One central heating radiator.

EN-SUITE SHOWER ROOM

5'8" x 5'9"

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

BEDROOM TWO

11'0" x 13'4" max.

To the front elevation. Built in storage cupboard. One central heating radiator.

BEDROOM THREE

7'1" x 9'10"

To the front elevation. Built in storage cupboard. One central heating radiator.

BEDROOM FOUR

6'2" x 9'8"

The measurements plus the entrance area. To the rear elevation. One central heating radiator.

BATHROOM

6'6" x 5'9"

A modern white suite comprising a bath, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

GARDENS

To the front of the property there is a tarmac driveway providing off street parking for multiple vehicles. Disabled access to the front entrance door. A pathway along the right hand side of the property provides access onto the rear garden through a timber garden gate. The front garden overlooks the park.

To the rear of the property the garden is fully enclosed with a block paved seating area and matching pathways and a lawned area. The rear garden overlooks a field providing an open aspect.

Ground Floor



First Floor







