



62 Shaftesbury Avenue, Goole, DN14 6UX

£295,000

EPC: D

This extended and well appointed three bedroom detached bungalow is located in a highly regarded residential area and adjoins West Park. The property offers substantial accommodation and includes an entrance hall, lounge, separate dining room, sun room, modern fitted L- shaped kitchen, three bedrooms and a white bathroom with a four piece suite. An attached garage and driveway provides off street parking and a beautiful maintained garden to the rear compliments the property further. Viewing highly recommended.

- Well appointed detached bungalow
- Extended to the rear
- Three bedrooms
- Modern fitted L-shaped kitchen
- Lounge and separate dining room
- Sun room with French doors to the rear garden
- The rear garden adjoins West Park
- Located in highly regarded residential area
- Beautifully maintained rear garden
- Viewing highly recommended

#### DESCRIPTION

This extended and well appointed three bedroom detached bungalow incorporates gas central heating and uPVC double glazing and offers spacious accommodation comprising;

#### ENTRANCE HALL

3'4" x 23'11"

uPVC entrance door. Shelved storage cupboard. Loft access. Coving to the ceiling. One central heating radiator.

#### LOUNGE

11'5" x 14'0" max,

The measurements are into the bay window. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

11'11" x 8'11"

Multi-fuel burner. Coving to the ceiling. One central heating radiator. Opening to:

#### SUN ROOM

8'8" x 11'11"

uPVC French doors lead into the rear garden. Tiled floor. Two central heating radiators.

#### KITCHEN

8'10" x 14'9" plus 6'6" x 4'11"

L-shaped room. Modern fitted kitchen with cream high gloss laminate fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring gas hob with a stainless steel cooker hood over. Display cabinets. Integrated double oven. Cupboard housing the gas central heating boiler. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. Chrome heated towel rail. uPVC door provides access to the rear of the property.

#### BEDROOM ONE

16'1" x 11'5" max.

The measurements are into the bay window. To the front elevation. Fitted wardrobes with sliding mirrored doors. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

12'0" x 11'5"

To the rear elevation. Fitted double wardrobe. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

8'11" x 8'3"

To the side elevation. Recessed wardrobes with sliding mirrored doors. Coving to the ceiling. One central heating radiator.

#### BATHROOM

5'11" x 12'6"

A white suite comprising a 4 piece suite which includes a shower cubicle with a mains fed shower, a panelled bath with a tiled surround, a wash hand basin and low flush WC. Chrome heated towel rail.

#### GARAGE

12'4" x 16'1"

An attached brick built a garage with a metal up and over vehicular door to the front and timber personnel door to the rear. Light and power.

#### GARDENS

To the front of the property there is a driveway providing off street parking and access to the garage. The driveway extends to a pathway along the front of the property and along the right hand side where there is a timber gate which provides access into the rear garden. Lawned garden. The front garden is enclosed by a brick wall with a wrought iron personnel gate and matching double vehicular gates. Outside tap.

To the rear of the property the garden is fully enclosed and beautifully maintained with a lawn and well stocked and established borders. Aluminium framed greenhouse and timber summerhouse. The rear garden adjoins West Park.

Ground Floor







