



4 Banks Close, Goole, DN14 6YR

£400,000

EPC: B

This superb detached family home is located on a new Peter Ward development on the outskirts of the town with fantastic views to the rear over open fields and Goole Rugby Club. Located on a corner plot the property provides 4-5 bedrooms with substantial living accommodation and includes high quality fixtures and fittings. A viewing is an absolute must of this fantastic and beautifully presented family home.

- Superb detached family home
- 4-5 bedrooms, the master having a dressing room and en-suite
- Substantial living accommodation
- Stunning dining kitchen and family room with bi-fold doors
- High quality fixtures and fittings
- Open views to the rear over fields and Goole Rugby Club
- Low maintenance, landscaped rear garden with a raised composite decked seating area
- The double garage has been converted into studio/gym/garden room
- Block paved driveway for multiple vehicles
- Viewing is an absolute must!

DESCRIPTION

This superbly presented detached family home incorporates gas central heating, uPVC double glazing and security alarm, and offers 4-5 bedroom accommodation comprising;

ENTRANCE HALL

6'2" x 12'5"

Composite entrance door with decorative glazed panels. Stair way leading to the first floor, with a modern glass and chrome bannister. Porcelain tiled floor. Anthracite vertical radiator.

W.C.

3'5" x 6'11"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Porcelain tiled floor to match the hallway. Walls tiled to half height. Contemporary style radiator.

LOUNGE

12'3" x 16'1"

Contemporary style radiator.

STUDY/BEDROOM FIVE

7'0" x 8'4"

To the front elevation. Currently used a single bedroom. Porcelain tiled floor to match the hallway. One central heating radiator.

DINING KITCHEN

17'0" x 13'5" max

A comprehensive range of modern fitted base and wall units having white high gloss fronts and granite worktops with matching upstands. The units incorporate a sink and integral drainer. Integrated appliances include twin ovens, fridge freezer and a dishwasher. Matching centre island/breakfast bar with a granite worktop housing a four ring ceramic hob having a stainless steel cooker hood over. uPVC bi-fold doors lead into the rear garden. Porcelain tiled floor. Anthracite vertical radiator. Under stairs storage cupboard.

FAMILY ROOM

10'2" x 12'0"

Open plan with the dining kitchen. Media wall housing a feature electric fire, space for a flat screen TV and having granite shelves to match the kitchen worktops. Porcelain tiled floor to match the dining kitchen. Contemporary style radiator.

UTILITY ROOM

6'11" x 5'2"

Fitted base and wall units along one wall to match the kitchen with granite worktops and matching upstands. Plumbing for an automatic washing machine. Porcelain tiled floor to match the dining kitchen. Tiled walls. One central heating radiator.

LANDING

12'4" x 7'8" max

Airing cupboard housing the gas central heating boiler. Loft access which is fully boarded. Anthracite vertical radiator.

MASTER BEDROOM

13'7" x 12'2"

To the front elevation. Fitted wardrobes along one wall with overhead storage and matching bedside cabinets. One central heating radiator.

DRESSING ROOM

8'2" x 7'4"

Fitted wardrobes along both walls with sliding mirrored doors.

EN-SUITE SHOWER ROOM

7'3" x 5'6"

A modern white suite comprising a walk in shower cubicle with an electric shower, a granite wash hand bowl inset into a vanity unit with drawers under, and a low flush WC. Tiled walls and floor, Heated towel rail.

BEDROOM TWO

8'4" x 13'3" max.

To the front elevation. Recessed floor to ceiling wardrobe. One central heating radiator.

BEDROOM THREE

9'10" x 10'10"

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

BEDROOM FOUR

9'4" x 8'8"

To the rear elevation. One central heating radiator.

FAMILY BATHROOM

6'1" x 9'6"

A modern suite comprising a walk in shower cubicle with an electric shower, a bath, a granite wash hand bowl inset into a vanity unit with drawers under, and a low flush WC. Tiled walls and floor, Heated towel rail.

GARDEN ROOM

16'7" x 14'9"

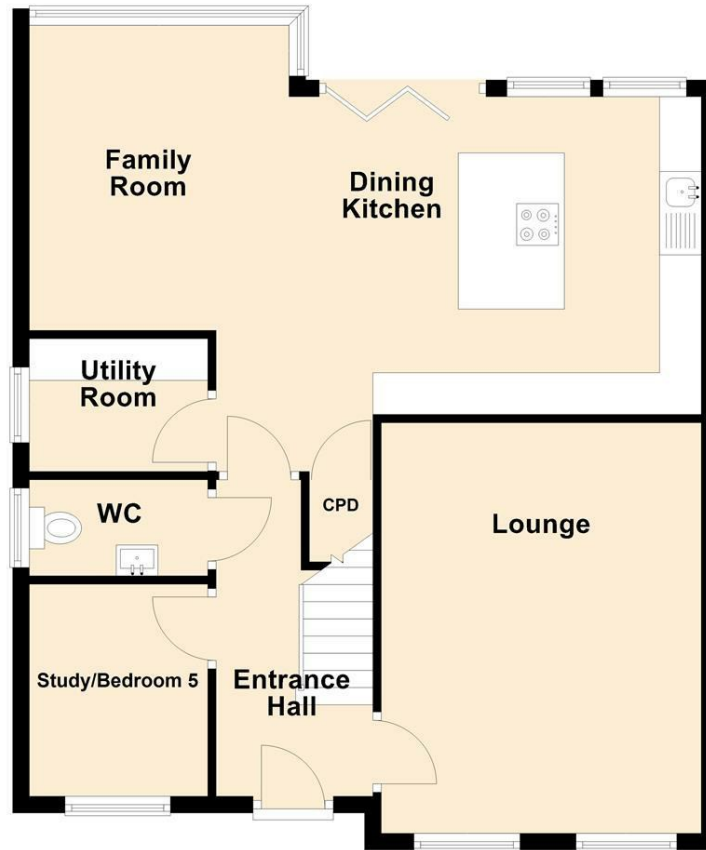
The former detached brick built double garage has been converted into additional living space and could be used a games room, gym, studio etc. Accessed from the garden through uPVC French doors. Loft access which is fully boarded. Corner log burner.

GARDENS

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles. There are gates to either side of the property which provides access into the rear garden. Outdoor power points. Steps lead up to the front entrance door.

To the rear of the property the garden is fully enclosed and adjoins open fields which provide fantastic views. To the immediate rear of the property there is a raised composite decked seating area with glass side panels and inset lighting. The garden is beautifully landscaped and mainly laid with high quality artificial grass with raised timber framed flower beds. A paved pathway leads to the side of the property where there is a further composite decked seating area with a metal framed pergola over. To the rear of the garden room there is a timber garden shed. Security lighting and outdoor power points.

Ground Floor



First Floor

