



49 Queens Drive, Goole, DN14 6WB

£245,000

EPC: D

This beautifully presented three bedroom detached house is located in a modern Peter Ward development. The property would make a fantastic family home and a viewing is highly recommended to appreciate the accommodation on offer and the location. The property has the added benefit of a semi detached brick built garage, a conservatory and a summerhouse which all compliment the property further.

- Beautifully presented detached house
- Three bedrooms - en-suite to the master
- Ideal family home
- Modern fitted dining kitchen and separate utility room
- Ground floor WC
- Conservatory with multi fuel burner
- Enclosed rear garden with paved seating area
- Semi detached brick built garage
- Off street parking for up to 3 vehicles
- Viewing highly recommended

DESCRIPTION

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

ENTRANCE HALL

5'8" x 15'8"

Composite entrance door. Stair way leading to the first floor. Storage cupboard. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

W.C.

2'5" x 5'4"

A cream suite comprising a wash hand basin and a low flush WC. Timber effect laminate flooring. One central heating radiator.

LOUNGE

13'10" x 10'9"

The measurements plus the depth of the bay window. A fire surround with a marble inset and hearth housing an electric fire. Coving to the ceiling. One central heating radiator.

DINING KITCHEN

10'3" x 16'11" max.

A modern range of fitted base and wall units having cream fronts, laminated worktops and tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under and concealed cooker hood over. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator. uPVC sliding patio doors lead into the conservatory.

UTILITY ROOM

4'7" x 7'1"

Open plan with the dining kitchen. A wall unit to match the kitchen with a laminated worktop under and a tiled work surround. Plumbing for an automatic washing machine. Wall mounted gas central heating boiler. Timber effect laminate flooring. Coving to the ceiling. uPVC side door.

CONSERVATORY

8'0" x 12'3"

A brick base/uPVC framed conservatory with uPVC French doors that lead into the rear garden. Multi fuel burner. Timber effect laminate flooring. One central heating radiator.

LANDING

3'4" x 11'1"

Loft access. Airing cupboard housing the hot water cylinder. Coving to the ceiling.

BEDROOM ONE

15'11" x 10'7" max.

To the front elevation. One central heating radiator.

EN-SUITE SHOWER ROOM

6'0" x 9'6" max.

A white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Chrome heated towel rail.

BEDROOM TWO

9'6" x 9'4"

To the rear elevation. One central heating radiator.

BEDROOM THREE

9'6" x 7'3"

To the rear elevation. One central heating radiator.

BATHROOM

5'6" x 6'4"

A white suite comprising a panelled bath, a wash hand basin and a low flush WC. Walls tiled to half height. One central heating radiator.

GARAGE

9'4" x 18'8"

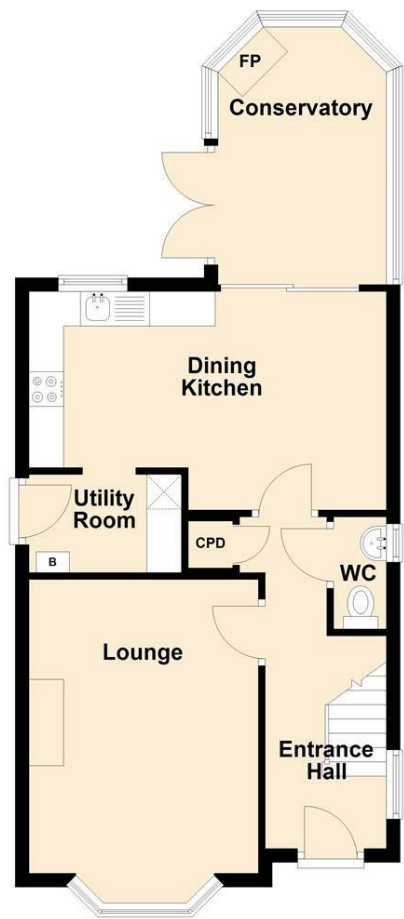
A semi detached brick built garage with a metal up and over vehicular door to the front and a timber personnel door to the rear. A laminated worktop housing a stainless steel single drainer sink with plumbing for an automatic washing machine under and space for a tumble dryer. Light and power.

GARDENS

To the front of the property there is an open plan lawned garden with a paved pathway that leads to the front entrance door. To the left hand side there is a gravelled driveway which provides off street parking for two cars. The driveway extends beyond double metal gates towards the garage where there is a further paved parking space. A timber gate provides access into the rear garden.

To the rear of the property the garden is fully enclosed with a lawned garden and a paved pathway which leads to a matching paved seating area. Timber framed summerhouse. A further timber garden store is located at the back of the garage.

Ground Floor



First Floor







