



3a The Anchorage, Hook, Goole, DN14 5FJ

£325,000

EPC: C

This beautifully presented three bedroom detached bungalow is located in a small private quiet cul-de-sac in the village of Hook. The property has been extended to create a fantastic dining kitchen and utility room and also offers an array of high quality fixtures and fittings. A viewing is an absolute must to appreciate the location, accommodation and gardens on offer.

- Modern detached bungalow
- Three bedrooms
- Located in small private cul-de-sac
- Extended dining kitchen and utility room
- High quality fixtures and fittings
- Beautifully presented throughout
- Off street parking for numerous vehicles
- Detached brick built garage
- Well maintained rear garden
- Viewing highly recommended

DESCRIPTION

This beautifully presented detached bungalow incorporates gas central heating (new boiler installed 2018) and uPVC triple glazed windows to the front and uPVC double glazed windows to the rear, a security alarm and internal oak doors, and offers three bedroom accommodation comprising;

ENTRANCE HALL

4'11" x 14'2" plus 3'2" x 14'1" max.

Composite part glazed front entrance door. Airing cupboard housing the hot water cylinder. Oak veneer flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

18'9" x 11'6"

The measurements plus the depth of the bay window to the front elevation. A marble fire surround and hearth housing a gas fire with inset lighting. Coving to the ceiling. Two central heating radiators.

DINING KITCHEN

20'9" x 13'10" max.

A modern range of fitted base and wall units with 'Lamp Room Grey' shaker style fronts having laminated worktops and matching upstands. The units incorporate a stainless steel one and half bowl single drainer sink, a four ring 'NEFF' induction hob and a contemporary style cooker hood over. Integrated appliances include a 'NEFF' double oven, a dishwasher and a fridge. Laminate flooring. Coving to the ceiling. One white vertical central heating radiator and one black central heating vertical radiator.

UTILITY ROOM

3'7" x 8'4"

A fitted wall unit housing the gas central heating boiler. A laminated work top with plumbing for an automatic washing machine under. Laminated flooring to match the kitchen. Coving to the ceiling. uPVC part glazed side door.

BEDROOM ONE

10'11" x 11'10"

To the rear elevation. The measurements plus the entrance area. A range of fitted bedroom furniture to include wardrobes, over head storage and drawers. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

9'7" x 11'6"

To the front elevation. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'0" x 8'4"

To the rear elevation. Loft access with a pull down loft ladder and partially boarded. Oak veneer flooring to match the hallway. Coving to the ceiling. One central heating radiator.

BATHROOM

6'3" x 7'0"

A modern white suite comprising a walk in shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Airing cupboard. Tiled floor. Coving to the ceiling. Chrome heated towel rail.

GARAGE

8'11" x 17'2"

A detached brick built single garage with a metal up and over door vehicular door. Light and power.

GARDENS

To the front of the property there is a resin driveway providing off street parking for multiple vehicles and access to the garage. There is a lawned area to the left hand side of the garage with a block edge. To the right hand side of the garage there is a covered storage area with a timber gate. A timber gate to the right hand side of the bungalow provides access into the rear garden.

To the rear of the property there is a fully enclosed and beautifully maintained garden which is mainly laid to lawn with an Indian stone paved seating area and paved pathways. Timber garden store with light and power with a matching arbour and sentry box. Aluminum framed greenhouse.

Ground Floor







