



## Rose Cottage Whitgift, Goole, DN14 8HH

£350,000

EPC:

If you are looking for a rural property with open views then look no further! Marketed with no upward chain is this extended detached cottage is located in the village of Whitgift with River views to the front and open countryside views to the rear making this a real idyllic retreat. The property offers three bedroom accommodation which includes an annexe and provides versatile family living. A viewing is an absolute must to appreciate the property on offer and the location.

- Marketed with no upward chain
- Extended detached cottage
- Three bedroom accommodation
- Fantastic views to the front and rear
- Offers versatile family living
- Located in rural village
- Off street parking for multiple vehicles
- Enclosed rear garden
- Oil central heating
- Viewing highly recommended

#### ENTRANCE HALL

8'6" x 10'3"

Part glazed composite side entrance door. Cupboard housing the oil fired central heating boiler. Tiled floor. One central heating radiator.

#### BATHROOM

7'10" x 9'10"

A newly fitted bathroom suite in 2025 comprising a walk in shower cubicle with a mains fed shower, a panelled bath, a vanity wash hand basin with drawers under and a low flush WC. Chrome heated towel rail.

#### GARDEN ROOM

8'6" x 17'0"

uPVC French doors to the side of the property. Tiled floor. One central heating radiator.

#### BREAKFAST KITCHEN

19'11" x 16'0" max.

A modern range of fitted base and wall units having cream high gloss fronts with laminated worktops and perspex work surrounds. The units incorporate a black single drainer sink, a NEFF five ring induction hob with a cooker hood over. Integrated appliances include a NEFF oven, fridge and a dishwasher. Pull out larder units and pan drawers. Breakfast bar. Wall mounted air conditioning unit. Vaulted ceiling with exposed beams. Tiled floor. Two central heating radiators. uPVC glazed door to the rear garden.

#### UTILITY ROOM

10'2" x 5'8"

A range of fitted base and wall units with cream high gloss fronts and laminated worktops with tiled surrounds. The units incorporate a stainless steel single drainer sink. Plumbing for an automatic washing machine and space for a tumble dryer. Tiled floor.

#### SITTING ROOM

12'2" x 12'11"

A brick chimney recess housing a multi fuel burner. Under stairs storage cupboard. Beams to the ceiling. One central heating radiator.

#### LOBBY

2'8" x 3'2"

Stair way to the first floor. One central heating radiator.

#### LIVING ROOM/BEDROOM

12'9" x 11'11"

To the rear elevation. A cast iron fire grate with a timber fire surround and a tiled hearth. Beam to the ceiling. One central heating radiator.

#### LANDING

#### BEDROOM

12'1" x 13'2"

To the front elevation. Fitted wardrobes along one wall with sliding mirrored doors. Over stairs storage cupboard. Stripped and varnished floorboards. One central heating radiator.

#### ANNEXE

##### KITCHEN

10'6" x 19'2"

uPVC front entrance door. A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring gas (LPG) hob with a stainless steel cooker hood over. Integrated double oven. Plumbing for an automatic washing machine and a slimline dishwasher. Wall mounted Baxi gas (LPG) central heating boiler. Stair way to the first floor. Tiled floor. Two central heating radiators. uPVC French doors to the rear.

##### W.C.

2'5" x 3'10"

A white suite comprising a wash hand basin and a low flush WC. Tiled floor.

#### FIRST FLOOR - LIVING ROOM

18'5" x 10'7"

To the front, side and rear elevations. Loft access. Two central heating radiators.

#### BEDROOM

12'11" x 12'4"

To the front elevation. One central heating radiator.

#### BATHROOM

3'10" x 8'0"

A white suite comprising a corner shower cubicle with an electric shower, a vanity wash hand basin with cupboards under and a low flush WC. Chrome heated tower rail.

#### REAR

To the rear of the annexe with access provided from the kitchen is a fully enclosed paved garden. Timber garden shed. Oil storage tank.

#### MAIN GARDEN

To the rear of the property there is a fully enclosed paved garden with a raised timber decked seating area to the immediate rear of the property with a covered timber pergola over. A gate leads to the side garden.

The side garden is mainly laid to lawn with a gravelled area and mature fruit trees. There is a further paved garden with a brick wall and raised flower bed. A timber gate provides access to the front.

To the right hand side of the property there is hard standing space providing off street parking with double timber gates that lead onto a further hard standing space for extra parking for multiple vehicles.

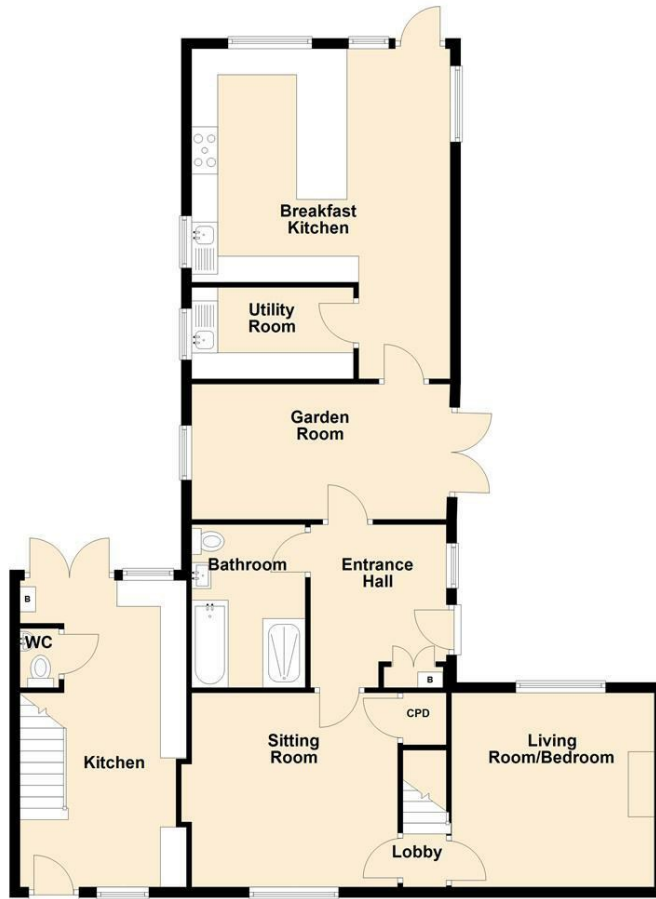
#### GARAGE

8'0" x 23'7"

A concrete sectional garage located in the main rear garden, with timber access doors to the side and rear. Light and power. Covered storage area located at the side of the garage.

### Ground Floor

Approx. 113.6 sq. metres (1222.9 sq. feet)



Total area: approx. 165.9 sq. metres (1786.2 sq. feet)

### First Floor

Approx. 52.3 sq. metres (563.3 sq. feet)













