



Ivy House Farm Main Street, Ousefleet, Goole, DN14 8HW

£375,000

EPC: E

****NO UPWARD CHAIN**** This three bedroom detached house is located in the rural village of Ousefleet with fantastic views to the front and rear over open countryside. The property has been fully refurbished in recent years to an extremely high standard and also includes a brand new brick built double garage/workshop. With modern fixtures and fittings, an enclosed rear garden, summerhouse and driveway this property is a must view.

- Three bedroom detached house
- Rural village location
- Lounge with log burner
- Modern fitted dining kitchen with open plan family room
- Ground floor WC and utility room
- Modern fitted bathroom
- Fantastic countryside views to the front and rear
- Detached brick built double garage/workshop
- Enclosed rear garden with summerhouse
- ****NO UPWARD CHAIN****

DESCRIPTION

This three bedroom detached house incorporates gas central heating (LPG) and uPVC double glazing and offers great family accommodation comprising;

LOUNGE

22'0" x 14'3"

uPVC entrance door. A brick fireplace with a stone hearth housing a log burner. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. Three central heating radiators.

DINING KITCHEN

8'11" x 22'6" max.

A modern and comprehensive range of fitted base and wall units with laminated worktops and matching upstands. The units incorporate a white ceramic one and half bowl single drainer sink, and a five ring ceramic hob. Integrated double oven and dishwasher. Matching centre island/breakfast bar. Karndean flooring. Coving to the ceiling. One central heating radiator. Open plan with the family room.

FAMILY ROOM

8'11" x 10'6"

uPVC French doors provide access into the rear garden. Karndean flooring to match the kitchen. One central heating radiator.

HALLWAY

3'5" x 6'4"

uPVC side door. Cloaks cupboard. Coving to the ceiling.

UTILITY ROOM

4'8" x 8'6"

Fitted base and wall units. Wall mounted gas central heating boiler (LPG gas). Hot water cylinder powered by a solar panel (owned outright). Plumbing for an automatic washing machine. Chrome heated towel rail.

W.C.

5'8" x 3'11"

A white wash hand basin and low flush WC inset into a vanity unit with storage under. Heated towel rail.

LANDING

2'10" x 11'10"

Loft access.

BEDROOM ONE

11'8" x 14'3" max.

To the front and side elevations. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

14'9" x 9'2"

To the rear and side elevations. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

6'6" x 11'6"

To the front elevation. Over stairs storage cupboard. Coving to the ceiling. One central heating radiator.

BATHROOM

6'9" x 8'11"

A modern white suite comprising a shower cubicle with a mains fed shower, a panelled bath, and a wash hand basin and low flush WC inset into a vanity unit with storage under and to the side. Tiled walls. One central heating radiator.

GARAGE

21'2" x 28'7"

A detached brick built garage with a remote controlled roller door. uPVC personnel door to the side. Mezzanine floor. Light and power.

SUMMERHOUSE

21'6" x 8'1"

A timber clad summerhouse with uPVC French doors and light and power points.

GARDENS

To the front there is a gravelled driveway enclosed by double wrought iron gates which provides off street parking and access to the garage. The garden is laid to lawn with an Indian stone pathway that leads from the roadside to the front entrance door. A brick garden wall with metal railings encloses the front garden. A feature timber porch to the front of the property. A metal gate to the right hand side provides access into the rear garden.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn and adjoins open fields. There is an Indian stone seating area and matching pathway that leads to the bottom of the garden where the summerhouse is located and the hot tub on timber decking. A timber garden store is located at the back of the garage.

Ground Floor
Approx. 66.7 sq. metres (718.0 sq. feet)



First Floor
Approx. 48.3 sq. metres (520.4 sq. feet)



Total area: approx. 115.0 sq. metres (1238.3 sq. feet)





