



13 Almond Tree Avenue, Carlton, Goole, DN14 9QG

£258,500

EPC: D

This three bedroom link detached house is located in a well established cul-de-sac in the village of Carlton. The property has been extended to the rear of the garage to provide a larger kitchen making this a fantastic family home. Outside there is a block paved driveway providing off street parking and to the rear a fully enclosed garden with timber decking, artificial lawn and a summerhouse/home office/games room. A viewing is highly recommended to appreciate the property and location on offer.

- Link detached house
- Three bedrooms
- Through lounge/dining area
- Extended kitchen
- Fantastic family home
- Popular village location
- Block paved driveway to the front
- Enclosed rear garden
- Summerhouse/home office/games room with light and power
- Viewing highly recommended

DESCRIPTION

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

ENTRANCE HALL

4'5" x 9'1" max.

Composite entrance door. Stair way leading to the first floor. Cloaks cupboard. One central heating radiator.

LOUNGE

13'8" x 14'5" max.

Chimney recess housing a log burner. One central heating radiator.

DINING AREA

10'9" x 8'2"

uPVC French doors lead into the rear garden.

KITCHEN

16'7" x 10'11" max.

A range of modern fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel sink, and a five ring gas hob with a stainless steel cooker hood over. Integrated double oven and dishwasher. Cupboard housing the wall mounted gas central heating boiler. Plumbing for an automatic washing machine. Under stairs storage cupboard. One central heating radiator. uPVC door provides access to the rear of the property.

LANDING

7'3" x 9'10" max.

Loft access.

BEDROOM ONE

13'3" x 9'6"

To the front elevation. One central heating radiator.

BEDROOM TWO

11'8" x 10'0"

To the rear elevation. One central heating radiator.

BEDROOM THREE

10'4" x 7'1" max.

To the front elevation. One central heating radiator.

BATHROOM

6'8" x 5'9"

A modern white suite comprising a shower bath with an overhead shower and a glass shower screen to the bath side, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls. Chrome heated towel rail.

GARAGE

8'5" x 17'1"

An attached brick built garage with a remote control vehicular door to the front. Light and power.

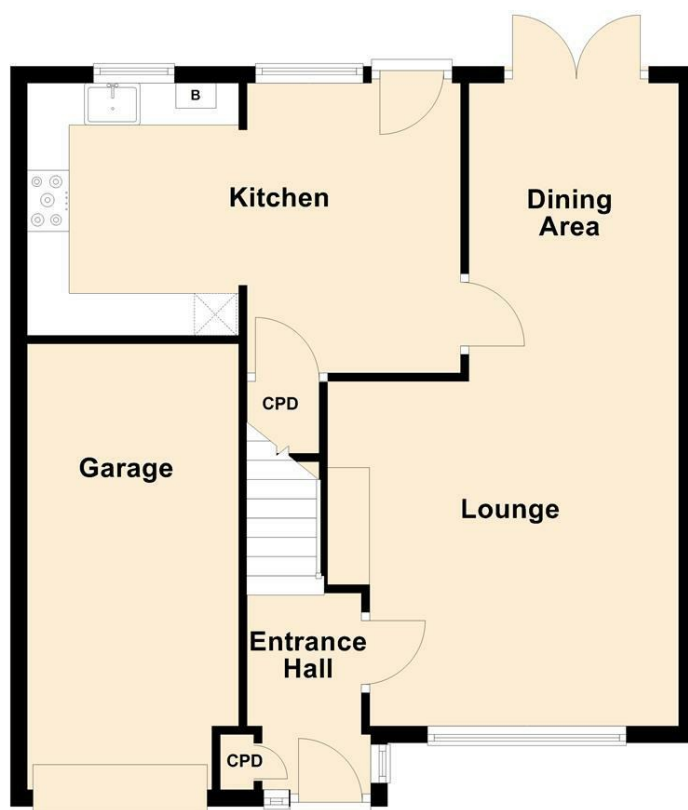
GARDENS

To the front of the property there is a block paved driveway providing off street parking for two vehicles, enclosed by a brick garden wall with metal railings. A matching pathway along the right hand side of the property provides access into the rear garden.

To the rear of the property the garden is fully enclosed with a block paved seating area, artificial lawn and a timber summerhouse/home office/games room which is fully boarded internally having light and power. The side of the summerhouse is a raised timber decked seating area with a timber pergola over.

Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



Total area: approx. 102.4 sq. metres (1101.7 sq. feet)

First Floor

Approx. 39.5 sq. metres (425.7 sq. feet)







