



3 Court Gardens, Snaith, Goole, DN14 9JP

£260,000

EPC: D

This beautifully presented semi detached bungalow is located in a highly regarded residential area in the historic market town of Snaith. The property has been extended to create a fantastic family home with modern fixtures and fittings throughout. There are low maintenance gardens to the front and rear, with a driveway, detached garage and store. Viewing is highly recommended to appreciate the accommodation on offer.

- Beautifully presented semi detached bungalow
- Fantastic family home
- Extended to create extra living space
- Modern fixtures and fittings throughout
- Open plan living/kitchen/dining area
- Located in cul-de-sac
- Within walking distance of the town centre
- Detached garage and driveway
- Fully enclosed rear garden with covered seating area
- Viewing is an absolute must!

DESCRIPTION

This extended semi detached bungalow incorporates gas central heating heating, uPVC double glazing and offers spacious family accommodation comprising;

ENTRANCE HALL

11'5" x 8'11"

Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. LVT flooring. One central heating radiator.

UTILITY ROOM/CLOAKS

6'6" x 6'7"

White low flush WC with a sink over. Laminated worktop with plumbing for a washing machine under and space for a tumble dryer. Fitted wall units. LVT flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

9'11" x 20'3" max.

Feature corner log burner. Karndean flooring. One central heating radiator. Open plan with the kitchen.

DINING KITCHEN

21'6" x 15'9" max.

Open plan with the lounge. A comprehensive range of modern fitted base and wall units having grey high gloss fronts with laminated worktops and tiled work surrounds. The units incorporate a grey one and a half bowl single drainer sink. Integrated double oven, fridge, freezer, and dishwasher. Matching centre island with breakfast bar, and also houses the 5 ring ceramic hob with a stainless steel cooking hood over. uPVC side door. Two sets of uPVC French doors which open out onto the rear garden. Roof lantern. Karndean flooring to match the lounge. Two central heating radiators.

BEDROOM

9'11" x 8'3"

Currently used as a gym. The measurements plus the entrance area. To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM

11'1" x 13'5"

To the front elevation. One central heating radiator.

LANDING

2'11" x 10'2"

Cupboard housing the gas central heating boiler.

LOFT ROOM

9'11" x 19'5"

Currently used as a bedroom. Roof window to the front elevation. One central heating radiator.

DRESSING ROOM

9'1" x 9'8"

Roof window to the front elevation. One central heating radiator.

BATHROOM

7'4" x 5'6"

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

GARAGE

9'0" x 20'2"

Detached concrete sectional garage with a metal up and over door and uPVC side personnel door.

STORE

3'3" x 8'8"

A block built store located at the rear of the garage with a uPVC door.

GARDENS

To the front of the property there is a low maintenance garden with artificial grass enclosed by a brick garden wall and metal gates. A driveway provides off street parking which extends along the side of the property towards the garage.

The rear garden is fully enclosed with artificial lawn and a lime stone paved pathway. A raised timber decked seating area with a timber covered arbour over is located in the far corner of the garden.

Ground Floor

Approx. 79.4 sq. metres (854.5 sq. feet)



Total area: approx. 116.7 sq. metres (1256.4 sq. feet)

First Floor

Approx. 37.3 sq. metres (401.9 sq. feet)







