



The Paddock Main Street, Reedness, Goole, DN14 8EW

£325,000

EPC: D

This deceptively spacious three bedroom detached dormer bungalow is located in the rural village of Reedness. The property stands within a generous plot extending to approximately 0.29 of an acre which offers a beautifully well stocked and maintained garden and also includes various outbuildings, summerhouse, hot tub, fish pond and a paved courtyard. Viewing is an absolute must to appreciate the size of the accommodation and gardens on offer.

- Well presented detached dormer bungalow
- Three bedrooms
- Modern kitchen and bathroom fittings
- Three reception rooms
- Multi fuel burner in the lounge
- Village location
- Stands in approx. 0.29 acres of well maintained gardens
- Outbuildings, summerhouse and hot tub
- Off street parking for numerous vehicles
- Viewing highly recommended

DESCRIPTION

This three bedroom detached dormer bungalow incorporates uPVC double glazing, oil central heating and solar panels (owned outright) and offers spacious accommodation comprising;

ENTRANCE HALL

5'9" x 16'0"

uPVC door with side screens. Stair way leading to the first floor. Under stairs storage cupboard. Covling to the ceiling. One central heating radiator.

LOUNGE

11'10" x 14'5"

Bow window. A timber fire surround with a slate hearth housing a multi fuel burner. Covling to the ceiling. One central heating radiator.

KITCHEN

10'11" x 10'11"

A modern fitted kitchen (3 years old) with a range of base and wall units with grey high gloss fronts, laminated worktops and feature glass upstands. The units incorporate a dark grey single drainer sink. Rangemaster double width oven with a matching Rangemaster cooker hood over. Under unit lighting. Plumbing for a dishwasher. uPVC side door. Open plan with the dining room.

DINING ROOM

12'9" x 9'0"

uPVC glazed door with side screens and fitted blinds leads into the sun room. Covling to the ceiling. One central heating radiator.

SUN ROOM

9'7" x 12'9"

uPVC door leads onto the paved courtyard and rear garden. One central heating radiator.

BEDROOM ONE

11'10" x 10'4"

To the front elevation. Free standing wardrobe with sliding doors. Covling to the ceiling. One central heating radiator.

BATHROOM

5'1" x 7'3"

A modern white suite (fitted Nov 23) comprising a walk in shower cubicle with a mains fed shower, and a wash hand basin and WC inset into a vanity unit. Illuminated bathroom cabinet. Chrome heated towel rail.

W.C.

3'9" x 4'1"

A modern white suite (fitted Nov 23) comprising a wash hand basin and WC inset into a vanity unit.

GALLERIED LANDING

14'2" x 5'10"

Bespoke fitted bookcases. Airing cupboard with shelving. Covling to the ceiling.

BEDROOM TWO

10'4" x 14'7"

To the front elevation. Eaves storage. Free standing wardrobe with sliding doors. One central heating radiator.

BEDROOM THREE

14'6" x 14'9" max.

To the front elevation. One central heating radiator.

W.C.

5'0" x 2'9"

A modern white suite (fitted Nov 23) comprising a wash hand basin and WC inset into a vanity unit. Illuminated bathroom cabinet.

GARAGE

8'0" x 16'1"

A concrete sectional detached garage with a metal up and over vehicular door.

BOOT ROOM

4'0" x 3'10"

Light, power and Solar panel controller and battery storage.

LAUNDRY ROOM

4'5" x 8'7"

Fitted base and wall units with laminated worktops and a Belfast sink. Plumbing for an automatic washing machine. Tiled floor. Light and power.

BOILER ROOM

8'7" x 5'3"

Oil central heating boiler. Hot water cylinder. Tiled floor. Light and power.

GARDENS

To the front of the property there is a beautifully stocked garden with various mature plants, shrubs and bushes and a lawned garden. A gravelled driveway provides off street parking for numerous vehicles and access to the garage. A timber gate provides access to the rear garden. Electrical vehicle charger.

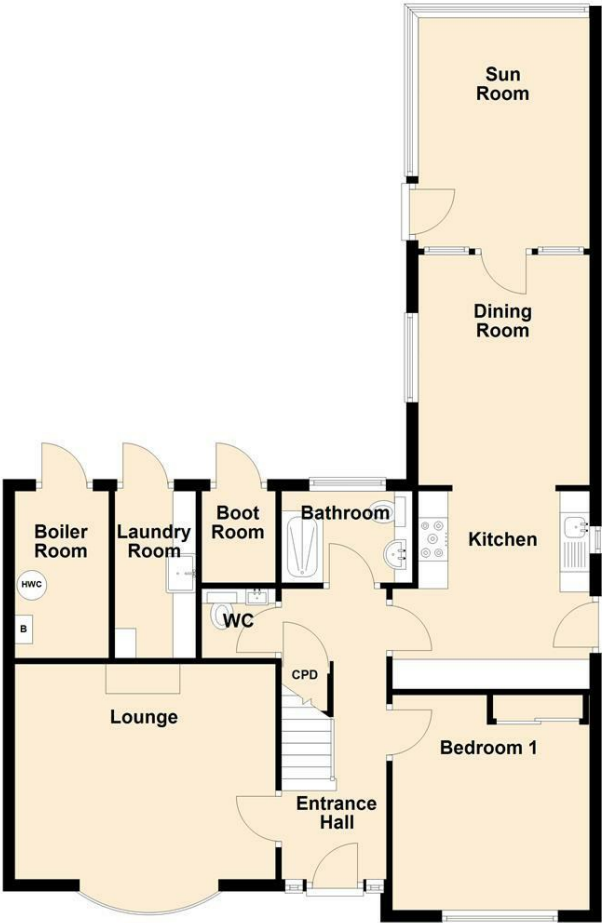
To the rear of the property there is a meticulously designed garden separated in to different areas, firstly there is a Indian stone paved courtyard with an outside tap, oil storage tank and a timber gate to the left hand side of the property. Access to the boot room, laundry room and boiler room.

Then its on to a gravelled garden with a pebbled pathway with various fruit trees and clematis trailing over metal framework creating a real feature in the garden. The fruit trees include nectarine, pear, cooking and eating apple. A timber summerhouse with a veranda looks over a paved area which houses the hot tub. Ornamental fish pond.

At the furthest end of the garden there is an allotment area with raised timber framed vegetable plots with gravelled pathways and a wildflower garden. A timber garden shed and separate timber workshop, Poly tunnel and aluminum framed greenhouse making this ideal for any keen gardeners.

The whole plots extends to approximately 0.29 acres.

Ground Floor



First Floor





