



**Bramley Lodge Mill House Lane, Goole, DN14 5JX**  
**£375,000**

**EPC:**

This beautifully presented four bedroom detached house is located on a private road of four similar dwellings just off Hook Road. The property offers good size family accommodation with many high quality fixtures and fittings and offers accommodation comprising; spacious entrance hall, lounge with log burner, dining room/snug, fully equipped dining kitchen, rear lobby, utility room, study/possible bedroom, wet room, four first floor bedrooms and bathroom. Outside there is an attached brick built garage/store, carport, block paved driveway and an enclosed rear garden with timber gazebo, summerhouse/cabin, potting shed and garden store. A viewing is highly recommended to appreciate the location and property on offer.

- Beautifully presented detached house
- Four first floor bedrooms plus house bathroom
- Spacious entrance hall
- Lounge with log burner
- Dining room/snug
- Fully equipped dining kitchen
- Rear lobby and utility room
- Study/possible bedroom and wet room
- Driveway and carport
- Enclosed garden with timber outbuildings

#### DESCRIPTION

This four bedroom detached house incorporates gas central heating, uPVC double glazing and 14 solar panels, and offers generous family accommodation comprising;

#### ENTRANCE HALL

17'3" x 6'6" max.

uPVC entrance door. Stair way leading to the first floor. Under stairs storage cupboard and push close drawers. Camaro flooring. White vertical radiator.

#### LOUNGE

11'9" x 17'8"

Chimney recess housing a log burner with a stone hearth and timber mantle over. Remote controlled window blinds. Coving to the ceiling. One central heating radiator. Double doors lead into the dining room/snug

#### DINING ROOM/SNUG

11'8" x 12'3"

uPVC fully glazed door leads into the rear garden. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

18'6" x 18'4" max.

A comprehensive range of fitted base and wall units having cream shaker style fronts and oak worktops with tiled work surrounds. The units incorporate a stainless steel single drainer sink, a four ring gas hob with a stainless steel cooker hood over. Matching centre island with storage cupboards under. Integrated appliances include a dishwasher, and an electric double oven. Camaro flooring. Coving to the ceiling. Two central heating radiators.

#### REAR LOBBY

4'11" x 8'9"

Fitted storage cupboard housing the gas central heating boiler. Camaro flooring. One central heating radiator. uPVC door leads into the rear garden.

#### UTILITY ROOM

8'8" x 8'1"

Fitted base units along one wall to match the kitchen, with oak worktops and matching upstands. The units incorporate a white Belfast sink. Plumbing for an automatic washing machine and space for a tumble dryer. Integrated wine cooler. Remote controlled window blinds. Camaro flooring. White vertical radiator.

#### STUDY/POSSIBLE BEDROOM

12'1" x 6'4"

Possible bedroom. To the front elevation. Coving to the ceiling. One central heating radiator.

#### WET ROOM

5'10" x 12'1"

Wall mounted electric power shower, a white low flush WC and low flush WC. Black heated towel rail.

#### LANDING

6'0" x 6'5"

Velux window. Wall mounted electric heater.

#### BEDROOM ONE

11'7" x 11'9"

To the front elevation. Remote controlled window blinds. One central heating radiator.

#### BEDROOM TWO

14'3" x 9'3"

The measurements plus the entrance area. Velux window to the rear elevation. One central heating radiator.

#### BEDROOM THREE

11'9" x 10'9"

Velux window to the rear elevation. Loft access. One central heating radiator.

#### BEDROOM FOUR

15'1" x 8'1"

To the front elevation. Remote controlled window blinds. Fitted storage units along one wall with hanging rails and shelving. One central heating radiator.

#### BATHROOM

7'3" x 8'6"

A modern white suite comprising a bath, wash hand basin and low flush WC. A walk in shower cubicle with a mains fed shower. Velux window. Tiled floor. One central heating radiator.

#### GARAGE/STORE

8'10" x 9'10"

An attached brick built garage/store with a remote controlled door to the front. Loft access. Light and power.

#### GARDENS

To the front of the property there is a double width carport with a block paved driveway under for off street parking for two vehicles and a further parking space in front of the garage/store. A secure gate provides access into the rear garden. Paved steps lead up to the front entrance door.

To the rear of the property the garden is fully enclosed with artificial grass and block paved pathways. A variety of mature trees. Timber summerhouse/cabin, gazebo, potting shed and store.

#### SOLAR PANELS

The 14 solar panels on the rear elevation of the roof are owned outright and include 11 solar panels and 3 solar thermal panels for the hot water.

### Ground Floor

Approx. 102.7 sq. metres (1105.8 sq. feet)



Total area: approx. 167.8 sq. metres (1805.7 sq. feet)

### First Floor

Approx. 65.0 sq. metres (699.9 sq. feet)







