



**27 Captains Close, Goole, DN14 6AB**

**£350,000**

**EPC: C**

**\*\*NO UPWARD CHAIN\*\*** This superb detached house is located in a tucked away position in a modern Peter Ward development. The property would make a fantastic family home and offers four double bedrooms, lounge and separate dining room, a modern fitted dining kitchen/family room and utility room. Outside there is a block paved driveway for multiple vehicles and an integral garage/store. Viewing is highly recommended to appreciate the high quality fixtures and fittings and the size of the accommodation on offer.

- \*\*NO UPWARD CHAIN\*\*
- Superb detached house
- Four double bedrooms
- Master bedroom having en-suite bathroom and walk in wardrobe
- Lounge and separate dining room
- Modern fitted dining kitchen/family room
- Utility room and ground floor WC
- High quality fixtures and fittings
- Excellent family home
- Viewing is an absolute must!

#### DESCRIPTION

This superb detached family home incorporates gas central heating, uPVC double glazing and a security alarm and offers four double bedroom accommodation comprising;

#### ENTRANCE HALL

6'7" x 17'2"

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

#### W.C.

6'0" x 2'8"

A white suite comprising a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. Karndean flooring. One central heating radiator.

#### LOUNGE

13'0" x 12'6"

The measurements plus the depth of the bay window. A cream fire surround housing a gas fire. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

13'2" x 9'7"

uPVC French doors lead into the rear garden. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN/FAMILY ROOM

9'7" x 20'5"

A modern range of fitted base and wall units having cream high gloss fronts with laminated worktops and tiled work surrounds. The units incorporate a black single drainer sink, a four ring induction hob with a glass splash back and cooker hood over. Integrated appliances include a double oven, fridge and a dishwasher. Karndean flooring. Two central heating radiators. uPVC French doors lead into the rear garden.

#### UTILITY ROOM

5'11" x 9'8"

A fitted storage cupboard and laminated worktop with plumbing for a washer under and space for a tumble dryer. Karndean flooring to match the kitchen. One central heating radiator.

#### LANDING

10'0" x 17'3"

Airing cupboard housing the gas central heating boiler. Loft access. Coving to the ceiling. One central heating radiator.

#### MASTER BEDROOM

12'8" x 11'8"

To the front elevation. Walk in wardrobe with sliding mirrored doors. One central heating radiator.

#### EN-SUITE BATHROOM

5'4" x 7'4"

A white suite comprising a bath with a shower fitment to the bath taps and a glass shower screen to the bath side, a wash hand basin and a low flush WC, with a tiled surround. Karndean flooring. White heated towel rail.

#### BEDROOM TWO

9'7" x 17'2"

To the rear elevation. One central heating radiator.

#### BEDROOM THREE

9'6" x 12'11"

To the rear elevation. Fitted wardrobes along one wall with mirrored doors. One central heating radiator.

#### BEDROOM FOUR

9'5" x 10'4"

To the front elevation. One central heating radiator.

#### BATHROOM

7'2" x 7'4"

A white suite comprising a walk in shower bath with a glass shower screen and a fold down seat, a vanity wash hand basin with storage under and a low flush WC. Karndean flooring. White heated towel rail.

#### GARAGE/STORE

10'5" x 10'5"

Integral garage/store with a metal up and over door.

#### OUTSIDE

To the front of the property there is a block paved driveway providing off street parking for multiple vehicles and a lawned area. A timber gate to the left hand side provides access into the rear garden.

The rear garden is fully enclosed and mainly laid to lawn with a paved seating area and matching pathway. Timber summerhouse and garden shed.

### Ground Floor

Approx. 75.6 sq. metres (814.2 sq. feet)



Total area: approx. 151.0 sq. metres (1625.6 sq. feet)

### First Floor

Approx. 75.4 sq. metres (811.4 sq. feet)







