



## The Haven The Close, Goxhill

£220,000 Freehold

ATTRACTIVE MODERN DETACHED DORMER HOUSE · CUL-DE-SAC LOCATION ON OUTSKIRTS OF VILLAGE · SUPERBLY PRESENTED & IMPROVED ACCOMMODATION · 2 SIZEABLE BEDROOMS · 2 RECEPTION ROOMS · MODERN FITTED KITCHEN WITH RANGEMASTER · MAIN FAMILY BATHROOM & DOWNSTAIRS WC · BEAUTIFULLY KEPT PRIVATE GARDENS · DRIVEWAY & DETACHED GARAGE · VIEW VIA OUR BARTON OFFICE



### Side Entrance Hallway

Includes a composite entrance door with inset patterned glazing with adjoining side light with frosted glazing, attractive laminate flooring, a dog legged staircase leads to the first floor accommodation with open spell balustrading and matching newel posts with a mid side uPVC double glazed landing window, under the stairs storage cupboard, a wall mounted electronic thermostatic control for the heating, a wall mounted alarmed keypad and an oak internal door allows access to;

### Cloakroom

Has a side uPVC double glazed window with frosted glazing and a two piece suite comprising a low flush WC, a wall mounted wash hand basin with tiled splash back and cushioned flooring.



### Modern Fitted Kitchen

11' 11" x 9' 5" (3.63m x 2.88m). Including a dual aspect with rear and side uPVC double windows. The kitchen includes a range of shaker style navy blue low level units, drawer units and wall units with brushed aluminium style pull handles, a laminate working top surface with matching uprising incorporating a single ceramic sink bowl unit with block mixer tap and drainer to the side, space for a Range Master cooker with overhead canopied extractor fan with down lighting and attractive tiled splash back, space for a tall fridge freezer, plumbing for a washing machine, tiled flooring and a wall mounted vertical radiator in white.



### **Dining Room**

9' 10" x 11' 11" (3.00m x 3.63m). With double glazed French doors allowing access to the rear garden, continuation of laminate flooring and a feature media wall with inset LED lighting and wall to ceiling coving.

### **Front Lounge**

19' 9" x 11' 0" (6.03m x 3.36m). With a front bow uPVC double glazed window, wall to ceiling coving, TV input and an electric coal effect fireplace with marble style hearth and matching backing with decorative surround and mantel.

### **First Floor Landing**

Includes loft access and oak doors leading off to;

### **Master Bedroom 1**

14' 5" x 9' 0" (4.40m x 2.75m). With a rear uPVC double glazed window, a range of fitted bedroom wardrobes with matching drawers and storage in the eaves.

### **Front Double Bedroom 2**

11' 1" x 11' 0" (3.37m x 3.36m). With a front uPVC double glazed window and a range of fitted bedroom wardrobes.

### **Bathroom**

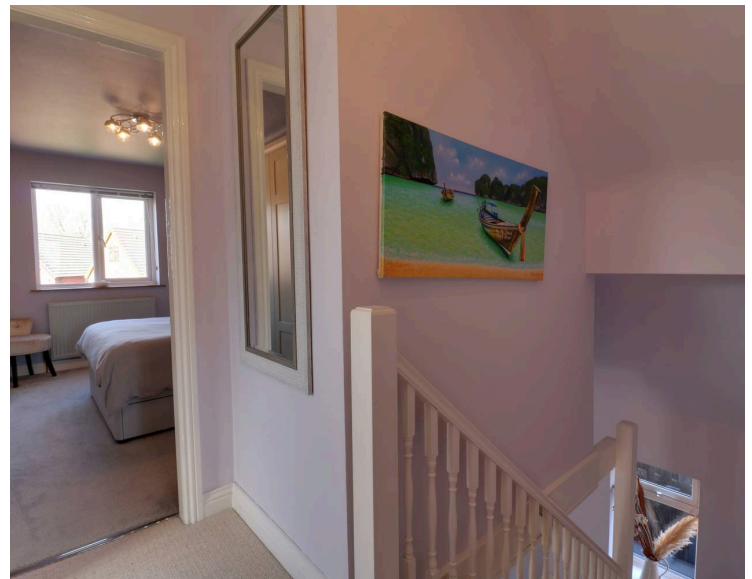
6' 11" x 5' 11" (2.10m x 1.81m). With a side uPVC double glazed window with frosted glazing and a three piece suite comprising of a panelled bath with overhead chrome mains shower, a low flush WC and a pedestal wash hand basin with attractive tiled walls and flooring with matching window ledge tiling, ceiling spotlights and chrome wall mounted towel heater.

### **Single Garage**

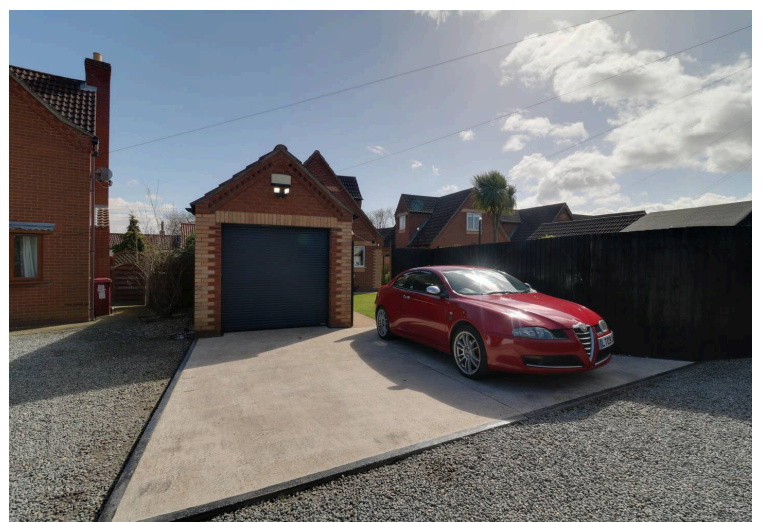
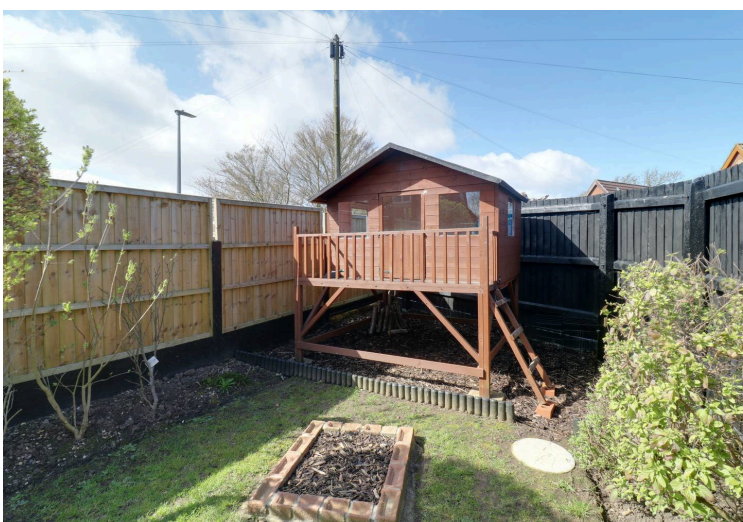
8' 8" x 18' 10" (2.63m x 5.73m). The property enjoys the benefit of a single brick built garage with an automatic front door and full power and lighting.

### **Garden**

To the rear of the property provides a private landscaped well kept lawned garden with raised flagged entertaining, a timber playhouse with secure surrounding fencing, planted borders and an excellent overhead BBQ pizza station with flagged seating area and a secure gate allows access to the broad hard standing concrete driveway which allows off street parking for two vehicles and direct access to the single garage. Access leads down both sides of the property via a hard standing pathway with further planted borders and to the front of the property which provides a well kept low maintenance flint topped garden with a variety of plants and front boundary hedging which provides excellent privacy and a front gateway.

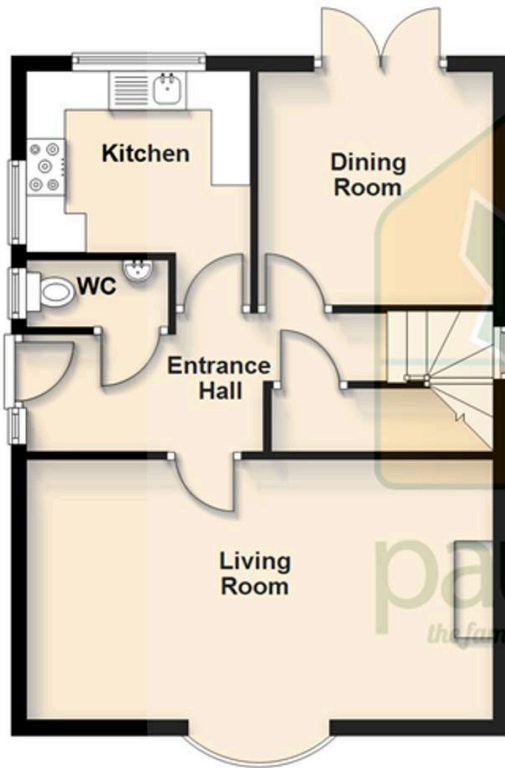






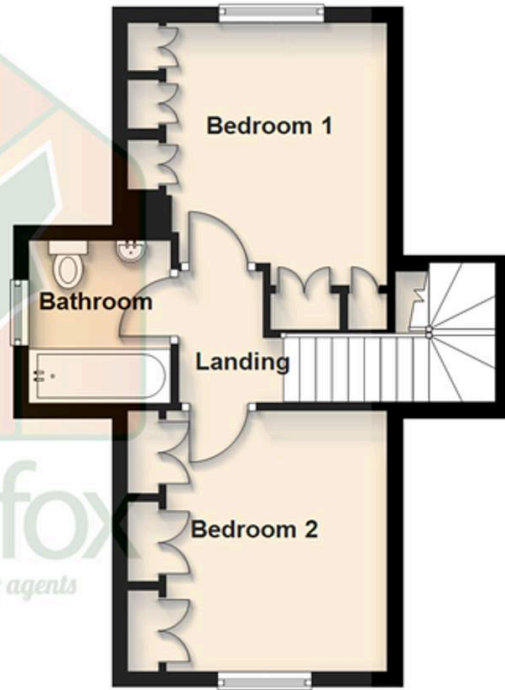
### Ground Floor

Approx. 50.9 sq. metres (547.9 sq. feet)



### First Floor

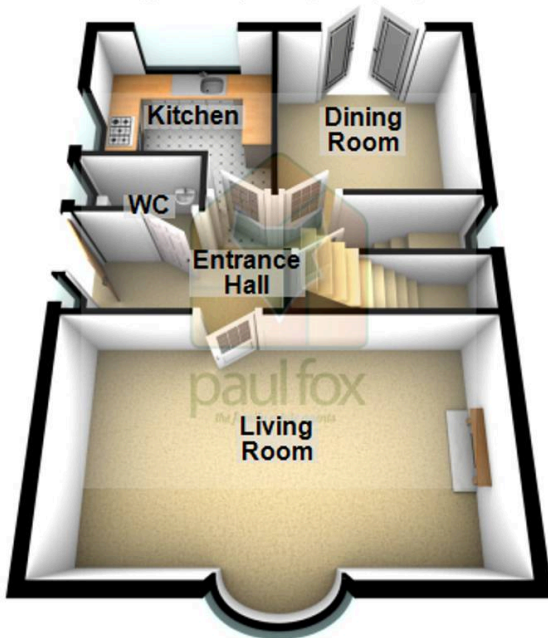
Approx. 33.3 sq. metres (358.6 sq. feet)



Total area: approx. 84.2 sq. metres (906.6 sq. feet)

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the family estate agents