

2 Ribston Close, Goole, DN14 6BH

£350,000

EPC: C

This immaculately presented five bedroom detached family home is located in a modern Peter Ward Development in a small private cul-de-sac on the outskirts of the town. The property offers generous accommodation set over two floors with views to the rear over open fields, an integral garage, block paved driveway, landscaped rear garden and a new house bathroom fitted in May 2026. A viewing is an absolute must of this fantastic property to truly appreciate the location, gardens and the modern fixtures and fittings this great family home has to offer.

- Modern detached family home
- Five bedrooms - en-suite shower room to the master
- Lounge with bay window
- Modern fitted dining kitchen with integrated appliances
- Utility room to match the kitchen
- New house bathroom fitted May 2026
- Spacious entrance hall
- Integral garage and block paved driveway for two cars
- Beautifully landscaped rear garden adjoining open fields
- Viewing is a must of this stunning property

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

ENTRANCE HALL
6'2" x 15'8"
Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Tiled floor. Contemporary style radiator.

LIVING ROOM
10'7" x 14'5"
The measurements plus the depth of the bay window to the front elevation. A white fire surround housing a contemporary style electric fire. Laminate flooring. One central heating radiator.

DINING KITCHEN
12'4" x 22'2"
A comprehensive range of fitted base and wall units with cream shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a black one and half bowl single drainer sink, and a five ring gas hob with a cooker hood over. Integrated appliances include a double oven, fridge freezer and a dishwasher. Tiled floor. One central heating radiator. uPVC French doors lead into the rear garden.

UTILITY ROOM
5'3" x 8'10"
A range of fitted base and wall units to match the kitchen with laminated worktops and tiled work surrounds. Plumbing for an automatic washing machine and space for a tumble dryer. Tiled floor to match the kitchen. uPVC part glazed door provides access into the rear garden.

W.C.
3'1" x 5'3"
A white suite comprising a vanity wash hand basin with storage under and a low flush WC. Tiled floor to match the utility room. One central heating radiator.

LANDING
14'2" x 6'0"
Loft access. Airing cupboard housing the gas central heating boiler.

MASTER BEDROOM
14'4" x 10'9"
To the front elevation. Laminate flooring. One central heating radiator.

EN-SUITE SHOWER ROOM
6'0" x 9'4"
A modern white suite comprising a shower cubicle with a mains fed shower and tiled interior, a vanity wash hand basin with storage under and a low flush WC. Over stairs storage cupboard. Laminate flooring. Contemporary style heated towel rail.

BEDROOM TWO
10'6" x 14'7" max.
To the front elevation. One central heating radiator.

BEDROOM THREE
9'8" x 10'4"
To the rear elevation. One central heating radiator.

BEDROOM FOUR
10'7" x 8'5"
To the rear elevation. Currently used as an office fitted with a desk, cupboards and shelving One central heating radiator.

BEDROOM FIVE/DRESSING ROOM
7'1" x 12'0"
To the rear elevation. Fitted wardrobes along one wall with sliding mirrored doors. Laminate flooring. One central heating radiator.

BATHROOM
6'1" x 8'4"
Newly fitted in May 2026 is a modern white suite comprising an oval frees standing bath tub with a shower fitment to the freestanding mixer tap, a vanity wash hand basin with drawers under, and low flush WC. Tiled walls. Gold coloured heated towel rail.

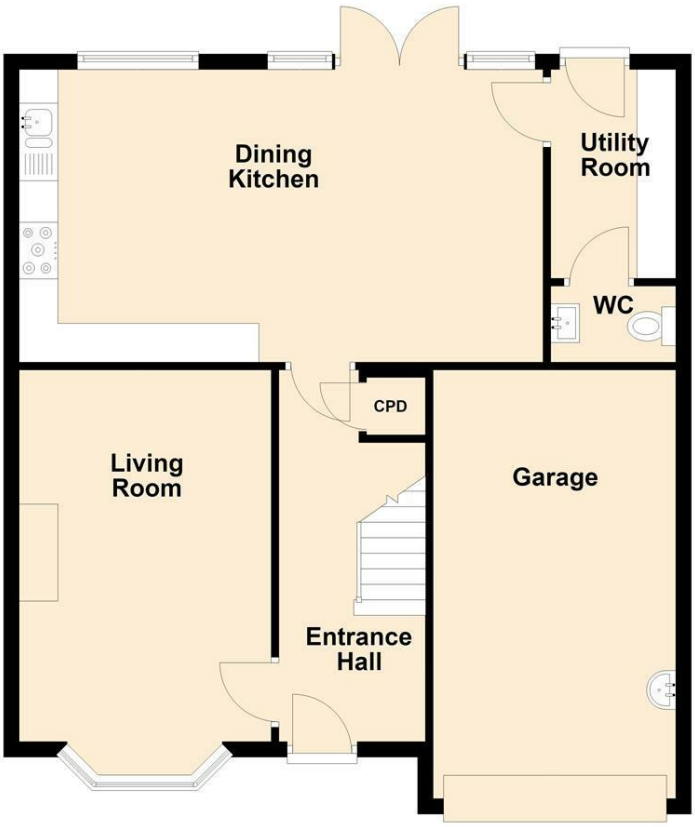
GARAGE
9'10" x 17'2"
An integral brick built single garage with a metal up and over door. Wash hand basin. Light and power.

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

To the rear of the property the garden is fully enclosed and beautifully landscaped with a lawned area, a raised timber decked seating area with screening to the immediate rear of the property, and at the bottom of the garden there is a paved seating with a timber pergola over. Gravelled borders and a planted area. The rear garden adjoins open fields.

Ground Floor

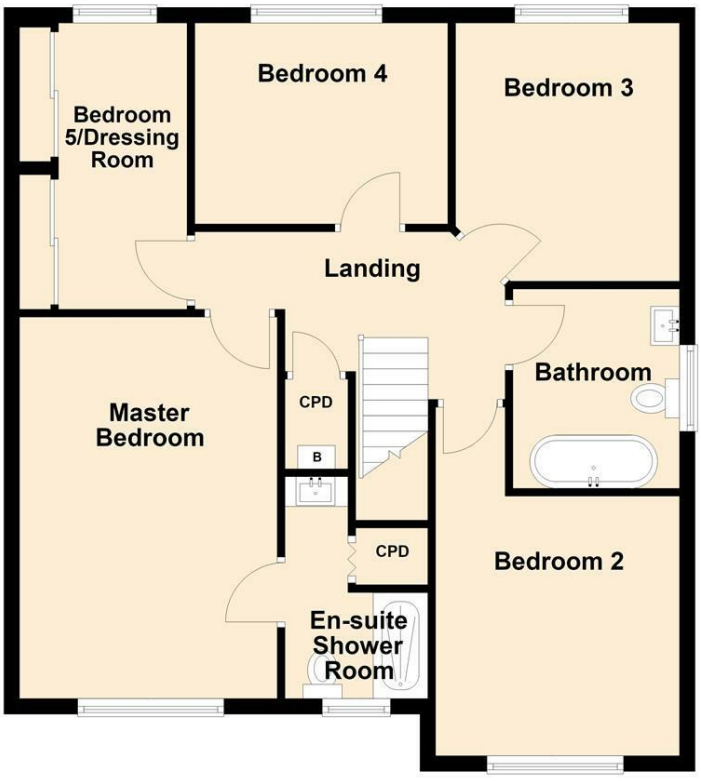
Approx. 75.9 sq. metres (816.9 sq. feet)



Total area: approx. 151.5 sq. metres (1631.1 sq. feet)

First Floor

Approx. 75.6 sq. metres (814.1 sq. feet)











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