



Low Eggborough Road, Eggborough, DN14 0PJ  
£335,000





- Four Bedroomed Detached House
- 120 Sq. M / 1291 Sq. Ft.
- South West Facing Garden
- Double width Driveway with Integral Garage
- Mains Drainage. Mains Water Supply.
- Mains Gas Central Heating. Mains Electricity
- Broadband: FTTP Mobile: 5G
- Brick Built Construction
- EPC Rating 'C' (72)
- Council Tax Band 'D'



Step inside this crisply decorated four-bedroom detached house, where generous proportions and thoughtful design come together to create a home that feels both welcoming and refined.

As you cross the threshold, you are greeted by a spacious entrance hall that hints at the elbow room to come, drawing you into a living area that is perfect for gathering with family or unwinding after a long day. Natural light pours through the Bay window and side window, casting a gentle glow across soft, neutral tones and creating an atmosphere that is both bright and serene.

The heart of the home reveals a modern dining kitchen, where culinary comforts abound – Granite worktop space, sleek cabinetry, and integrated NEFF appliances include: integrated dishwasher, American style fridge-freezer and CDA wine fridge. Cooking facilities include twin NEFF, ‘eye-level’ Electric ovens, NEFF Microwave/oven combi and NEFF Coffee Machine. A Luxair, 6 Zone, Induction Hob with Luxair Cooker Hood over.

With a generous island and space for a large dining table, this Kitchen invites you to linger over morning coffee or host lively suppers with friends.

French doors and a rear access door lead out onto the rear patio. A further door leads into the garage, which offers space for a washing machine and tumble drier. The boiler is hosted in the garage.

Four, well-proportioned bedrooms await upstairs, three offering fitted wardrobes and each offering a restful retreat at the end of the day, with the principal suite boasting its own modern en-suite shower room for a touch of every-day luxury.

The family bathroom provides a traditional, fully tiled space comprising: panel bath with shower over, pedestal wash had basin and close coupled w.c.

Outside, to the front is a lawned garden with a well maintained hedge. The block paved driveway provides parking for multiple vehicles and leads up to the garage.

To the rear is a generous, mature garden that will certainly attract many gardener’s. This space offers multiple seating areas and provides that perfect escape that we all wish we had.

Here, every detail has been considered to offer a harmonious blend of comfort, convenience, and contemporary living – an inviting home for your next chapter.

#### **Property Information Disclaimer**

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information,

**Please Note:**

There are 102 houses being built in the farm, which is just along the road from this property.

**We advise all prospective purchasers to:**

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

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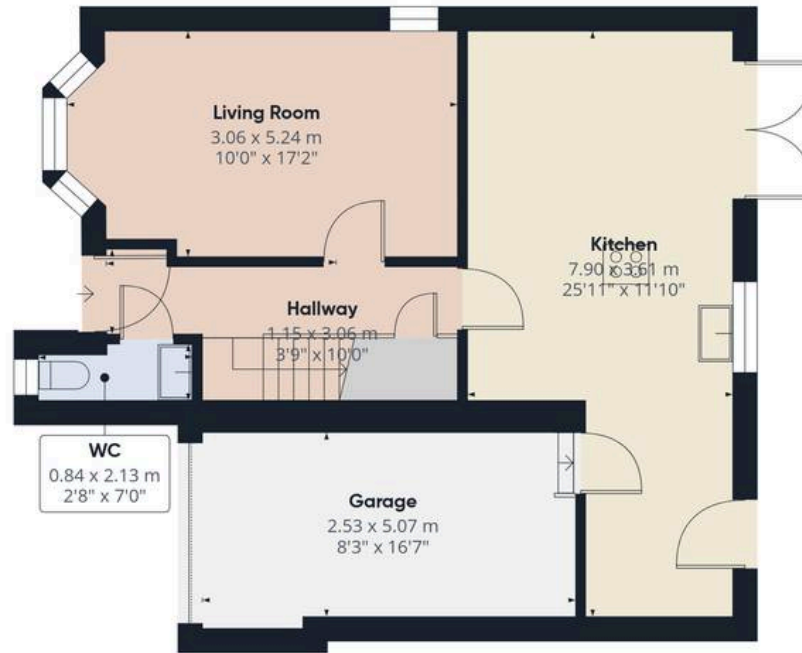
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955







Ground Floor

Approximate total area<sup>(1)</sup>

116.1 m<sup>2</sup>

1250 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



**JP Harll**

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