



23 Manor Fields, Rawcliffe, Goole, DN14 8TL

£325,000

EPC: C

This four bedroom detached house is located in a modern development in the highly regarded village of Rawcliffe. The property would make a fantastic family home and comprises an entrance hall, cloaks, two reception rooms, a modern fitted dining kitchen and utility room to the ground floor and to the first floor, four bedrooms, the master having an en-suite and a house bathroom. Outside there are gardens to the front and rear, an integral garage and driveway for two vehicles. A viewing is an absolute must of this fantastic family home.

- Four bedroom detached house
- Fantastic family home
- Located in a modern development
- Two reception rooms
- Modern fixtures and fittings
- En-suite to the master bedroom
- Integral garage
- Driveway for two cars to the front
- Enclosed rear garden
- Viewing highly recommended

#### DESCRIPTION

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

#### ENTRANCE HALL

17'1" x 9'6" max.

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

#### CLOAKS

2'7" x 6'3"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. Laminate flooring. Heated towel rail.

#### LOUNGE

13'4" x 14'1" max.

A marble fire surround and hearth housing an electric fire. uPVC French doors with side screens lead into the rear garden. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

8'11" x 11'1" max.

Storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### KITCHEN

9'4" x 10'4" max.

A modern range of fitted base and wall units with white high gloss fronts having laminated worktops and matching upstands. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring ceramic hob with a contemporary style cooker hood over. Integrated appliances include an oven, microwave and a dishwasher. Breakfast bar. Plumbing for an automatic washing machine. One central heating radiator.

#### UTILITY ROOM

4'1" x 6'5" max.

Fitted floor to ceiling units to match the kitchen one housing the gas central heating boiler. Integrated fridge and freezer. One central heating radiator. uPVC part glazed side door.

#### LANDING

8'5" x 5'10" max.

Cupboard housing the hot water cylinder. Loft access. Coving to the ceiling.

#### BEDROOM ONE

15'11" x 12'9" max.

To the front elevation. Fitted wardrobes. Laminate flooring. One central heating radiator.

#### EN-SUITE SHOWER ROOM

4'8" x 7'1" max.

A modern white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

#### BEDROOM TWO

16'4" x 8'10" max.

To the front elevation. Over stairs storage cupboard. Fitted wardrobe. One central heating radiator.

#### BEDROOM THREE

9'0" x 9'10" max.

To the rear elevation. One central heating radiator.

#### BEDROOM FOUR

10'7" x 9'1"

To the rear elevation. One central heating radiator.

#### BATHROOM

7'2" x 6'2"

A modern white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

#### GARAGE

8'7" x 17'8"

An integral garage with a remote control vehicular door to the front. Light and power.

#### GARDENS

To the front of the property there is a driveway providing off street parking for two cars and access to the garage. There is a lawned garden and a paved pathway which leads to the front entrance door and extends along the side of the property to the rear garden via a timber garden gate.

To the rear of the property the garden is fully enclosed and mainly laid to lawn with a paved seating area.

**Ground Floor**  
Approx. 66.6 sq. metres (716.7 sq. feet)



**First Floor**  
Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 129.3 sq. metres (1391.3 sq. feet)





