



## Claro Cottage Station Road, Goldsborough

£389,950 Guide Price



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An attractive and beautifully presented three-bedroom semi-detached family home with off-street parking and a private enclosed rear garden, situated within the highly regarded village of Goldsbrough. The accommodation comprises a welcoming reception hall with staircase to the first floor, a deep understairs storage cupboard and guest WC. The attractive sitting room enjoys a pleasant open aspect to the front and features a contemporary flame-effect electric fire, creating a comfortable and relaxing living space.

Externally, a tarmac driveway provides off-street parking for two vehicles to the front of the property. A particular feature of the home is the southerly facing enclosed rear garden which offers an excellent degree of privacy and will no doubt appeal to those who enjoy entertaining as well as families alike. The garden comprises a paved patio area leading onto a lawned garden with raised decking beyond together with a timber garden shed providing useful external storage.

The property is pleasantly situated within this modern village development on the edge of the highly regarded village of Goldsbrough, enjoying easy access to nearby countryside whilst remaining convenient for nearby towns and transport links.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C



The dining kitchen is a particularly attractive and sociable room fitted with a contemporary range of matching wall and base units with wooden working surfaces over. Integrated appliances include an oven with grill, four-ring ceramic hob with extractor canopy above, fridge, freezer, dishwasher and washing machine. There is also a built-in dining table with storage beneath together with a breakfast bar incorporating a wine cooler. Double opening French doors lead out onto the private enclosed rear garden.

To the first floor, the landing provides access to a built-in cupboard and the roof void. The principal bedroom is a bright and well-proportioned double room benefiting from built-in wardrobes and a contemporary en-suite shower room fitted with a modern white suite comprising a wash hand basin set within a vanity unit, low-level WC and walk-in shower with glazed screen and rainfall shower fitting.

There are two further well-proportioned bedrooms, both enjoying good natural light and offering flexible accommodation suitable for children, guests or a home office if required. These rooms are served by the stylish house bathroom which is fitted with a contemporary white three-piece suite comprising a panelled bath with shower attachment and glazed screen, vanity wash hand basin with storage beneath and a low-level WC.



# Claro Cottage, Goldsborough, HG5

Approximate Gross Internal Area = 90.2 sq m / 971 sq ft

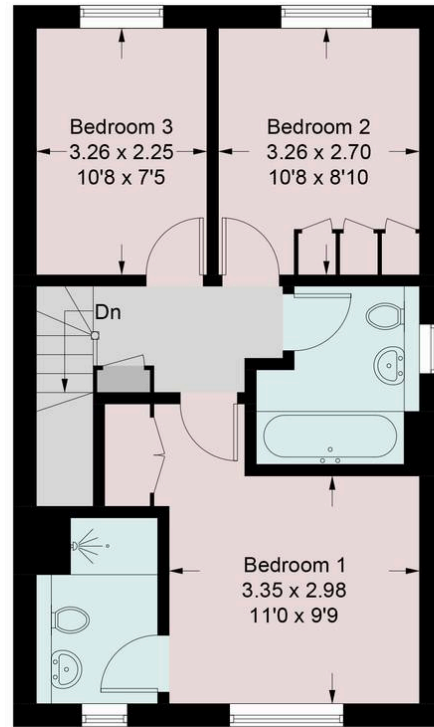


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