



Orchard House, 83 Main Street, Gowdall, Goole, DN14 0AL

£495,000

EPC: C

Offering fantastic family accommodation is this beautifully presented four bedroom detached house. Located in the village of Gowdall the property offers substantial accommodation and sits within good size gardens with a double garage and a gated driveway which provides off street parking for numerous vehicles. A viewing is an absolute must to appreciate the high quality fixtures and fittings on offer and the quiet village location.

- Beautifully presented detached house
- Four bedrooms - en-suite to the master
- Substantial accommodation
- Fantastic family home
- Modern fitted breakfast kitchen
- Four reception rooms including the sun room
- Galleried landing
- Generous and well stocked gardens
- Integral double garage
- Gated driveway providing off street parking for numerous vehicles

DESCRIPTION

This beautifully presented detached family home incorporates gas central heating (mains gas), uPVC double glazing, a security alarm and solar panels (owned outright) and offers substantial four bedroom accommodation comprising;

ENTRANCE HALL

5'8" x 12'9" plus 10'9" x 10'7" max.

uPVC entrance door. Spindled staircase leading to the galleried landing. Under stairs storage cupboard. Karndean flooring. Coving to the ceiling. One central heating radiator. Internal doorway into the garage.

W.C.

4'6" x 5'8"

A white suite comprising a corner wash hand basin with storage under and a low flush WC. Karndean flooring to match the entrance hall. Coving to the ceiling. One central heating radiator.

LOUNGE

16'3" x 17'7"

Dual aspect room. Glazed double doors from the entrance hall. A feature Inglenook style fire place housing a log burner effect gas fire. uPVC sliding patio doors lead into the rear garden. Coving to the ceiling. Two central heating radiators.

DINING ROOM

9'8" x 11'0"

Coving to the ceiling. One central heating radiator.

SNUG/OFFICE

9'9" x 9'10"

uPVC glazed door leads into the rear garden. Coving to the ceiling. One central heating radiator.

BREAKFAST KITCHEN

15'9" x 15'4"

A modern and fully equipped fitted breakfast kitchen with a range of base and wall units having high gloss fronts having granite worktops and matching upstands. The units incorporate a one and a half sink with an integral drainer and 'Quooker' tap, and a five ring gas hob with a stainless steel cooker hood over. Integrated appliances include a dishwasher, a washing machine, tumble dryer and an American style fridge freezer. Centre island to match the kitchen units with drawers under and seating. Karndean flooring. One central heating radiator. uPVC glazed door leads into the sun room.

SUN ROOM

13'6" x 12'8"

A brick base/uPVC framed sun room with uPVC French doors that lead into the garden. Tiled floor. Wall mounted electric heater.

GALLERIED LANDING

13'8" x 12'4" max.

Storage cupboard with access to eaves storage over the lounge. Loft access. Coving to the ceiling.

MASTER BEDROOM

15'1" x 14'9" max.

To the front elevation. A range of fitted bedroom furniture to include wardrobes, overhead storage, bedside cabinets, drawers and display shelves. Coving to the ceiling. One central heating radiator.

EN-SUITE BATHROOM

7'4" x 5'2"

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

BEDROOM TWO

10'2" x 12'5"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

11'3" x 9'11"

To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR

12'5" x 6'9"

To the rear elevation. Fitted wardrobes along one wall with sliding mirrored doors. Coving to the ceiling. One central heating radiator.

BATHROOM

6'3" x 12'4"

A modern white suite comprising a freestanding tear drop shaped bath, a vanity wash hand basin with storage under and a low flush WC. A separate walk in shower cubicle with a mains fed shower and tiled interior. Tiled walls. Karndean flooring. Chrome heated towel rail.

DOUBLE GARAGE

14'11" x 16'5"

An integral double garage with a remote control up and over vehicular door to the front. Wall mounted gas central heating boiler. Light and power.

GARDENS

The property stands in a good size plot that extends to approximately 0.33 of an acre and adjoins fields to the rear.

The gardens cover all four sides;

The front is enclosed by a brick boundary wall with metal gates that provide access onto the substantial driveway. The gravelled driveway provides off street parking for numerous vehicles and also provides access to the double garage. Further hard standing space suitable for a caravan or campervan if required. There is a lawned area with well stocked flower beds.

To the right hand side there are gravelled pathways with flower beds filled with mature shrubs and bushes, and to the left hand side there is a lawned garden with gravelled pathways, a timber garden shed, timber potting shed, aluminium framed greenhouse, a timber pergola with honeysuckle over and a vegetable/fruit patch with plums, pears, blackcurrants, rhubarb and a mature apple tree.

The rear garden is mainly laid to lawn with a block paved seating area and raised brick planters filled with flowers, and a mature fir tree. An ornamental fish pond with a water feature. A timber covered seating area. A concrete sectional garden store measuring 2.45m x 3.55m with light and power.



Total area: approx. 203.4 sq. metres (2189.9 sq. feet)







