

3 Yarburgh Close, Snaith, DN14 9DE
£320,000
EPC: D

This beautifully presented detached bungalow is located in a quiet cul-de-sac in the historic market town of Snaith, within walking distance of the town centre and local amenities. The property offers modern accommodation with an array of high quality of fixtures and fittings and a viewing is highly recommended to appreciate the property, the size of the garden and the location on offer.

- Beautifully presented detached bungalow
- Three bedrooms
- Modern fixtures and fittings throughout
- Located in quiet cul-de-sac
- Sun room to rear
- Within walking distance of the town centre
- Block paved driveway and additional parking
- Detached garage with remote control vehicular door
- Good size lawned garden and paved patio
- Viewing highly recommended

DESCRIPTION
This beautifully presented detached bungalow incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

ENTRANCE HALL
3'10" x 12'6" plus 2'6" x 11'5"
uPVC entrance door. Cloaks cupboard. Loft access which is fully boarded with a loft ladder and houses the gas central heating boiler. Coving to the ceiling. One central heating radiator.

LIVING ROOM
9'0" x 11'7"
Bow window to the front elevation. uPVC French doors lead to the side garden. A brick fire surround with a slate hearth housing an electric stove effect fire. Coving to the ceiling. One central heating radiator.

KITCHEN
8'7" x 12'10"
A range of modern fitted base and wall units with shaker style fronts having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, and a four ring gas hob with a stainless steel cooker hood over. Integrated appliances include a double oven and a fridge freezer. Plumbing for an automatic washing machine. Vinyl flooring. One central heating radiator. uPVC side door.

BEDROOM ONE
11'0" x 11'3"
The measurements plus the entrance area. To the rear elevation. One central heating radiator.

BEDROOM TWO
8'9" x 9'8"
To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM THREE/SITTING ROOM
8'3" x 8'7"
uPVC French doors lead into the sun room. One central heating radiator.

SUN ROOM
9'8" x 18'0"
A brick base/uPVC framed sun room with uPVC French doors that lead into the rear garden. Velux window. One central heating radiator.

BATHROOM
6'9" x 6'4"
A modern white suite comprising a shower cubicle with a mains fed shower, and a vanity unit housing a wash hand basin and low flush WC with storage under. Tiled walls. White heated towel rail.

GARAGE
8'1" x 19'9"
A detached concrete sectional garage with a remote controlled vehicular door to the front and a uPVC personnel door to the side. Light and power.

GARDENS
To the front of the property there is a block paved driveway which provides off street parking for multiple vehicles and extends along the left hand side of the property towards the garage. There is a further paved area to the front and side of the property which could be used for additional parking if required, enclosed by wrought iron gates. A timber gate next to the garage provides access into the rear garden.

To the rear and side of the property the good sized garden is fully enclosed and mainly laid to lawn with a paved seating area. A timber gate leads onto a public footpath for pedestrian access onto the town centre.

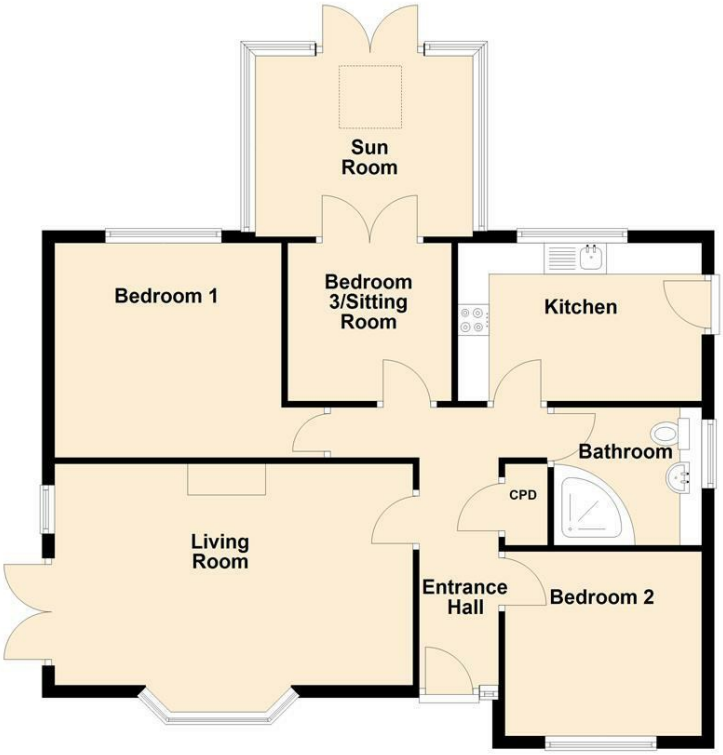
FURTHER INFORMATION
Mobile coverage
EE

Broadband
Basic
16 Mbps
Superfast
36 Mbps
Ultrafast
1800 Mbps

Satellite / Fibre TV Availability
BT
Sky

Ground Floor

Approx. 87.0 sq. metres (936.7 sq. feet)



Total area: approx. 87.0 sq. metres (936.7 sq. feet)



























