

Goosepool Way, Middleton St. George

£340,000

IH INGLEBY HOMES





Sitting on a lovely corner position within this very desirable village location, this handsome four bedroom property is deceptively spacious, stylish and packed with quality.

Immaculately presented, features such as the solid oak internal doors, solid wood floorings, stunning open-plan kitchen/diner/family space, fitted window shutter/blinds, and stylish bathroom being features worthy of special mention.

Very briefly, the accommodation comprises a welcoming entrance hall, quality cloakroom/WC, a large independent lounge with feature fireplace and wood burner, along with bespoke built-in cabinets, superb open-plan kitchen/diner with bi-fold doors to the attractive gardens and built-in appliances, and utility to the ground floor.

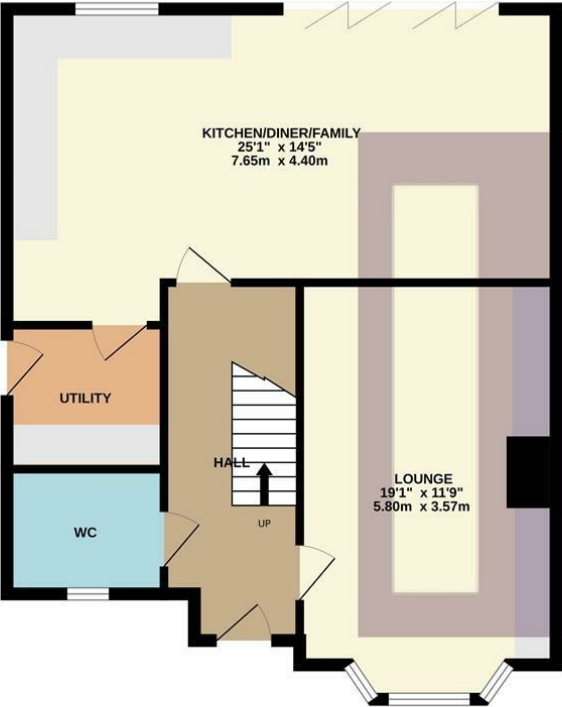


The first floor delivering four good bedrooms, the spacious 'Master' with ensuite, and separate family bathroom.

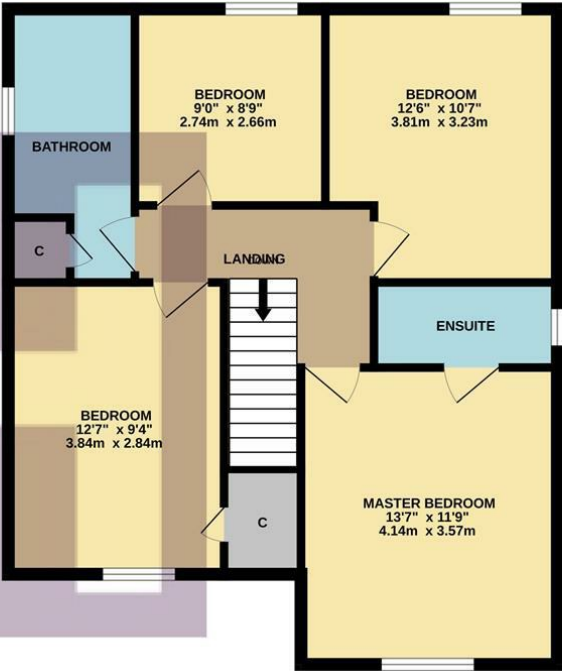
The rear garden is fully fence enclosed with enlarged patio and well-tended lawn, whilst a drive and garage nestle behind, complimented by the established front garden with planting and path to entrance. Viewing essential.

The Layout

GROUND FLOOR
723 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 1420 sq.ft. (131.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not energy efficient - higher running costs					
85		94			
England & Wales		EU Directive 2002/91/EC			
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A					
(81-91) B					
(69-80) C					
(55-68) D					
(39-54) E					
(21-38) F					
(1-20) G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			

The Location



Council Tax Band: E
Tenure: Freehold



- A fabulous example of its kind, bursting with quality
- Impressive and generous kitchen/dining/family space with feature bi-folds
- Independent lounge with feature wood-burner and bespoke built-in cabinets
- Quality solid-wood flooring
- Stylish bathrooms
- Desirable village location



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