8 Roberts Drive, Snaith, DN14 9FN

Offers Over £460,000

EPC: B

This beautifully presented executive detached family home is located on a modern development on the outskirts of the town. The property has been extended into the loft space to create a master bedroom with a superb en-suite bathroom and also provides four double bedrooms to the first floor. The kitchen/family room has been recently upgraded with a range of high quality units, a media wall and bi-fold doors into the rear garden. The ground floor is further complimented with a lounge, utility room and gym/games room. A viewing is an absolute must of this fantastic family home that provides substantial accommodation, located in a popular residential area with excellent commuter links.

- Executive detached family home
- Five Bedrooms
- En-suite facilities to three bedrooms
- House bathroom
- Recently upgraded kitchen/family room with bi-fold doors
- The double garage has been converted into a gym and utility room
- Substantial family home
- Located in a modern development on the outskirts of the town
- Enclosed rear garden with garden room and covered seating area
- Generous block paved driveway to the front

ENTRANCE HALL
6'0" x 11'10" max.
Composite entrance door. Stair way leading to the first floor. Tiled floor. One central heating radiator.

LOUNGE
11'9" x 15'9"
The measurements plus the depth of the bay window. One central heating radiator.

KITCHEN/FAMILY ROOM
12'4" x 34'3" max.
Bi-fold doors into the rear garden. A newly fitted (2024), comprehensive range of Wren units with laminated worktops and matching upstands. The units incorporate a black one and a half bowl single drainer sink, a 3 ring induction hob with 2 gas burners with an extractor hood over. Integrated appliances include an oven, microwave, fridge, freezer, dishwasher, and a wine cooler. Built in coffee cupboard. In the family room there is a media wall with a remote control contemporary style electric fire and space for a TV. Laminate flooring. Two anthracite vertical radiators. Remote control blinds to the bi-fold doors and the kitchen window.

CLOAKS
3'1" x 5'9"
A white suite comprising a wash hand basin and a low flush WC. Tiled floor. One central heating radiator.

UTILITY ROOM
15'10" x 8'3" max.
A range of fitted base and wall units with white high gloss fronts having laminated worktops. Plumbing for an automatic washing machine. Full length storage cupboards along one wall with sliding doors. Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator. Glazed door into the gym/games room.

GYM/GAMES ROOM
10'5" x 15'5"
Remote control roller door to the front. Fitted storage units along one wall with sliding mirrored doors. Laminate flooring. Wall mounted electric heater.

LANDING
11'3" x 16'10" max.
Stair way to the second floor. One central heating radiator.

BEDROOM TWO
11'6" x 11'10"
To the front elevation. Fitted wardrobe. One central heating radiator.

EN-SUITE SHOWER ROOM
8'1" x 4'9"
A white suite comprising a shower cubicle with a mains fed shower and tiled interior, a wash hand basin and a low flush WC. Tiled floor. Walls tiled to half height. One central heating radiator.

BEDROOM THREE
16'2" x 10'9"
To the rear elevation. Fitted corner wardrobes with sliding mirrored doors. One central heating radiator.

EN-SUITE SHOWER ROOM
9'6" x 4'10"
A white suite comprising a shower cubicle with a mains fed shower and tiled interior, a wash hand basin and a low flush WC. Tiled floor. Walls tiled to half height. One central heating radiator.

BEDROOM FOUR
9'1" x 12'8"
To the rear elevation. One central heating radiator.

BEDROOM FIVE
9'7" x 10'4" max.
To the rear elevation. Recessed fitted wardrobe. One central heating radiator.

HOUSE BATHROOM
6'3" x 9'1"
A white suite comprising a shower cubicle with a mains fed shower and tiled interior, a panelled bath, a wash hand basin and a low flush WC. Tiled floor. Walls tiled to half height. One central heating radiator.

SECOND FLOOR LANDING
5'10" x 13'6"
Two Velux windows to the rear elevation. One central heating radiator.

MASTER BEDROOM
17'5" x 13'1"
Four Velux windows to the rear elevation. A range of fitted wardrobes and matching drawers. Eaves storage space. One central heating radiator.

EN-SUITE BATHROOM
11'0" x 10'4"
A modern white suite comprising a shower cubicle with a mains fed shower and tiled interior, a bath tub, a wash hand basin and a low flush WC. Tiled floor. Walls tiled to half height. Airing cupboard housing the hot water cylinder. Eaves storage. One central heating radiator. Two Velux windows to the front and one to the rear elevation.

GARDEN ROOM/OFFICE
11'0" x 17'5"
uPVC French doors. Light and power. Laminate flooring. Wall mounted electric heater. To the side of the garden room is a covered area currently housing a hot tub.

GARDENS
To the front of the property there is a block paved driveway providing off street parking for multiple vehicles. A timber gate to the right hand side provides access into the rear garden.

To the rear of the property the garden is fully enclosed with an artificial lawn and a paved seating area with matching pathways. Above the patio area there is a metal framed pergola with a retractable awning and remote controlled lighting. Also located in this area is a bar with outdoor cooking space ideally suited for a BBQ and pizza oven, having storage space under. There is a secure storage area located to the right hand side of the property.

FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps

Ground Floor

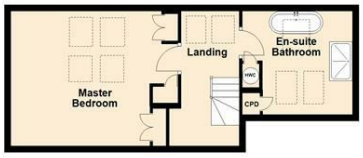
Approx. 93.2 sq. metres (1003.6 sq. feet)

First Floor

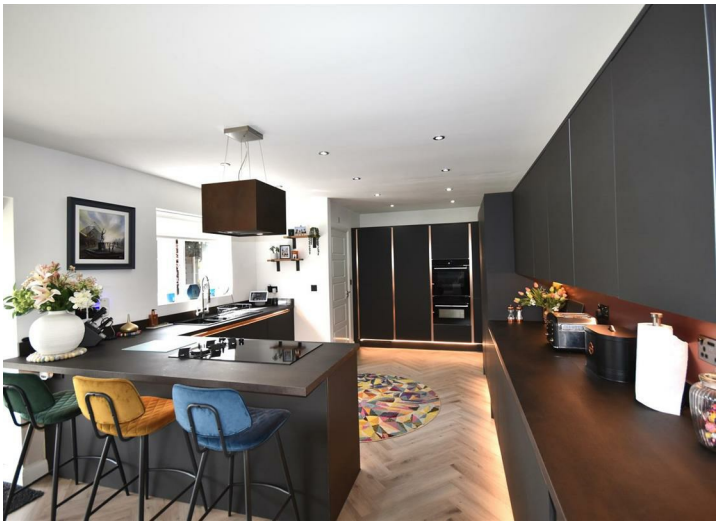
Approx. 72.7 sq. metres (782.1 sq. feet)

Second Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



Total area: approx. 205.5 sq. metres (2212.4 sq. feet)



THERE ARE
SO MANY
BEAUTIFUL
REASONS TO
BE HAPPY

seek
relax