



32 Archers Close, Wrawby, DN20 8TQ

£350,000

Welcome to Archers Close, this beautiful four bedroom detached home sits in a lovely quiet and elevated position in Wrawby, perfect for families with an open plan kitchen and living space across the back. It has been immaculately presented throughout with a garden room extension at the back overlooking the landscaped garden too.

We have a detached double garage at the front with parking for two cars in front and a secure and private garden at the rear. Inside, the central hall lead to the lounge, study, w.c. and through to the open plan living kitchen diner which has the garden room and utility just off. Upstairs we have four double bedrooms, one with an en suite and modern family bathroom too.

Wrawby is situated just a few minutes from the incredibly popular market town of Brigg with great schools, amenities, the Ancholme Leisure Centre, Brigg Garden Centre along with restaurants and bars and the popular Farmers market. Wrawby itself also has a great village pub. Elsham Hall and Golf Club are a short drive too. The city of Hull is around a 30 minute drive away, as is the train station at Brough that has direct trains to London.

Viewings are by appointment, please contact us to arrange yours.

Entrance hall



Utility room 5'8" x 5'3" (1.75 x 1.61)



Lounge 17'9" x 10'11" (5.43 x 3.35)



Downstairs W.C.

Study



Dining area 10'11" x 8'11" (3.35 x 2.74)

Garden Room 12'5" x 10'11" (3.79 x 3.35)



First floor landing

Bedroom one 12'9" x 10'11" (3.90 x 3.35)



Kitchen 15'3" x 13'10" (4.65 x 4.22)



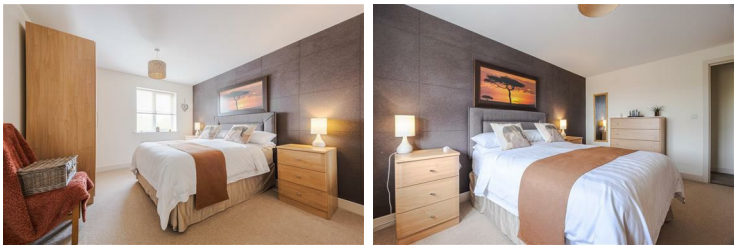
En-suite



Bedroom four 12'1" x 9'0" (3.69 x 2.75)



Bedroom two 12'9" x 10'7" (3.90 x 3.23)



Family bathroom 6'8" x 5'6" (2.05 x 1.70)



Bedroom three 10'5" x 9'0" (3.19 x 2.76)



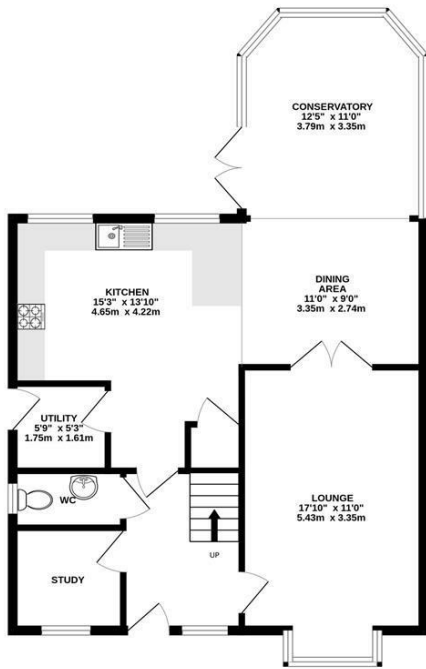
Double garage 19'0" x 18'2" (5.80 x 5.56)

Outside

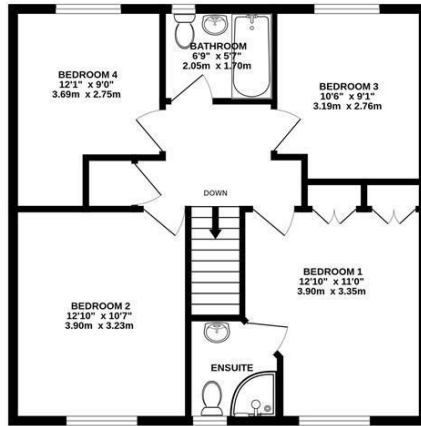


Floor Plan

GROUND FLOOR
799 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 1724 sq.ft. (160.2 sq.m.) approx.

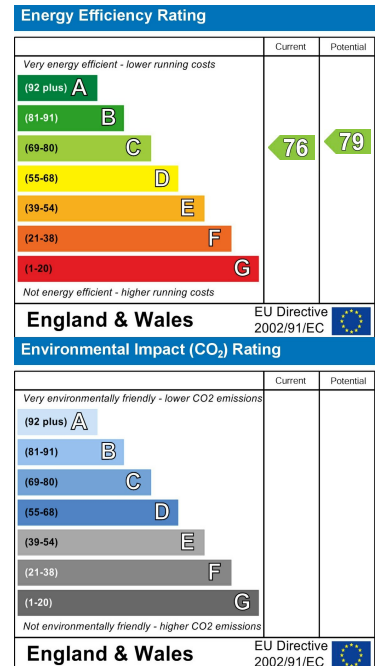
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency Graph



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