



**7 Blenheim Drive, Goole, DN14 6LP**

**£245,000**

**EPC:**

**\*\*NO UPWARD CHAIN\*\*** This deceptively spacious semi detached dormer bungalow has been extended to the rear to create a large dining kitchen and offers substantial accommodation over two floors. Offering three bedrooms this property is a must view to appreciate the property on offer, the beautiful gardens and the quiet cul-de-sac location.

- \*\*NO UPWARD CHAIN\*\*
- Semi detached dormer bungalow
- Three bedrooms
- Extended to the rear
- Spacious family home
- Located in quiet cul-de-sac
- Beautifully landscaped gardens
- Detached garage
- Block paved driveway for multiple vehicles
- Viewing highly recommended

#### DESCRIPTION

This three bedroom semi detached dormer bungalow incorporates gas central heating and uPVC double glazing and offers three bedroom family accommodation comprising;

#### ENTRANCE HALL

9'10" x 6'5"

uPVC entrance door. Stair way leading to the first floor. Coving to the ceiling. One central heating radiator.

#### LOUNGE

11'10" x 23'4" max.

Dual aspect room. A brick chimney wall with matching hearth housing an electric fire. uPVC sliding patio doors lead into the rear garden. Coving to the ceiling. One central heating radiator.

#### KITCHEN

15'2" x 9'5"

A comprehensive and traditional range of fitted base and wall units having laminated worktops with a timber edge and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring ceramic hob with an electric oven under and a concealed cooker hood over. Integrated appliances include a washing machine, fridge and a freezer. Open plan with the dining area.

#### DINING AREA

11'10" x 11'8"

A range of traditional base units to match the kitchen with matching worktops. One central heating radiator. uPVC door leads into the rear garden.

#### BEDROOM THREE

9'10" x 6'11"

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

#### BATHROOM

6'7" x 12'5" max.

A coloured suite comprising a corner bath, a vanity wash hand basin with storage under and a low flush WC. A separate shower cubicle with a mains fed shower. Tiled walls. Coving to the ceiling. One central heating radiator.

#### LANDING

2'11" x 4'7"

#### BEDROOM ONE

17'6" x 11'9"

To the front elevation. A range of fitted bedroom furniture including wardrobes, bedside cabinets, over head storage cupboards, dressing table and glass display shelves. One central heating radiator.

#### BEDROOM TWO

9'6" x 14'1"

To the side elevation. Fitted wardrobes and drawers. Cupboard housing the gas central heating boiler. One central heating radiator.

#### GARAGE

9'5" x 17'10"

A detached concrete sectional garage with a metal up and over door and a uPVC side door. Light and power.

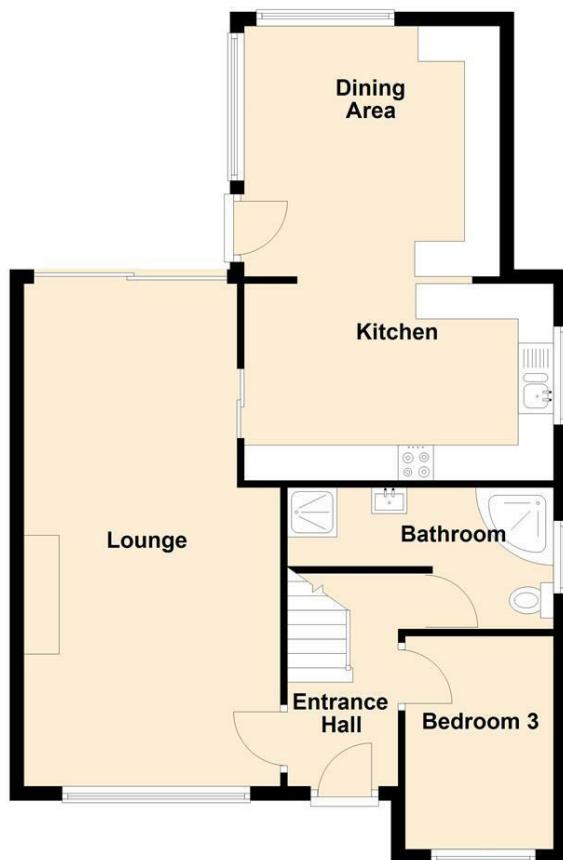
#### OUTSIDE

To the front of the property there is a lawned garden with raised flower beds filled with gravel and mature shrubs. A block paved driveway provides off street parking for multiple vehicles and extends along the side of the property towards the garage. A timber gate provides access into the rear garden.

To the rear of the property the garden is beautifully landscaped and fully enclosed with a lawned garden with brick edges and gravelled inserts. There is a feature circular paved seating area, and a further raised paved seating area. To the immediate rear of the property there is a block paved patio.

### Ground Floor

Approx. 68.5 sq. metres (737.1 sq. feet)



Total area: approx. 104.6 sq. metres (1125.8 sq. feet)

### First Floor

Approx. 36.1 sq. metres (388.7 sq. feet)







