



Ella Drive, Goole, DN14 6ER
£275,000



- Spacious Three Bedroomed Detached Family Home
- 87 Sq. M / 945 Sq. Ft
- Corner Plot And Good Sized Walled Rear Garden
- Off Street Driveway Parking
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Construction 'TBC'
- EPC 'B' (82)
- Council Tax Band 'C'



Step through the front door and into a **welcoming entrance hall**, providing a natural introduction to the ground-floor accommodation, with the staircase rising to the first floor.

To one side, the **living room** extends to almost 19ft and provides a comfortable, well-proportioned space for everyday family life. With plenty of room for generous seating and doors opening directly to the rear, it is a room that can feel cosy in the evening while still connecting beautifully with the garden during the warmer months.

Across the hallway is the **kitchen**, another impressively long room with plenty of space for storage, preparation and all the practicalities of a busy household. A door provides direct access outside, while the adjoining **utility room** keeps laundry and everyday clutter neatly away from the main kitchen.

A particularly useful **ground-floor WC** completes the downstairs accommodation.

Head upstairs and the central landing leads to **three bedrooms**. The principal bedroom is a generous double, extending to almost 14ft, while the two remaining bedrooms offer good flexibility for children, guests or perhaps that all-important home-working space.

Something we particularly like about this layout is the addition of **two separate bathrooms** on the first floor – a real bonus for a three-bedroom home and particularly useful when everyone is getting ready at the same time.

Outside, doors from both the living room and utility area provide an easy connection with the rear, making the garden readily accessible from the everyday living spaces.

Offering approximately **945 sq ft of accommodation**, this is a home with a straightforward, practical layout that simply works – a generous living room, separate kitchen and utility, three bedrooms, two bathrooms and the added convenience of a downstairs WC.

Comfortable, practical and nicely proportioned, with all the ingredients needed for modern family life.

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- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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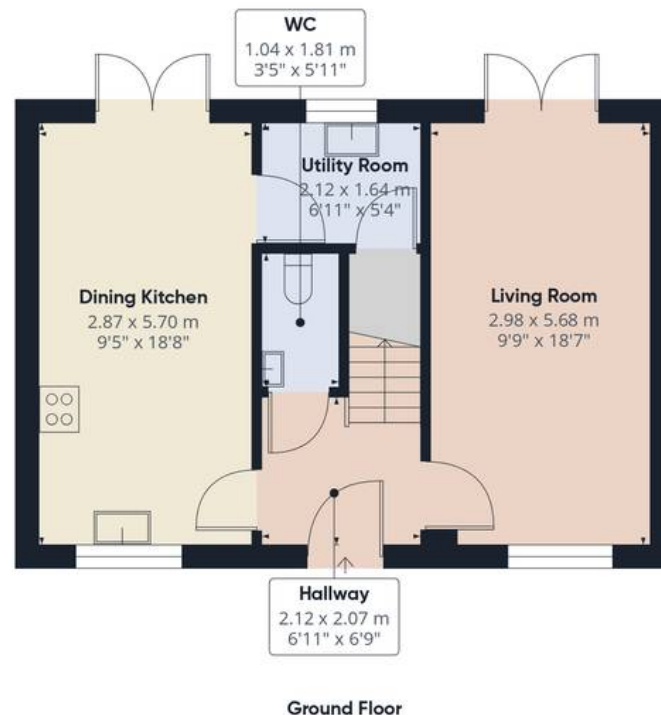
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Should you wish to arrange a viewing, please contact us on 01757 709955.





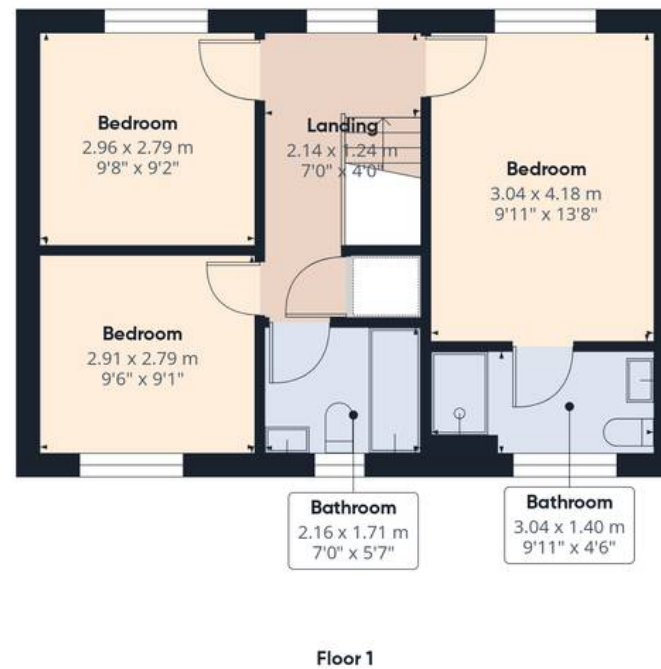




Approximate total area⁽¹⁾

87.8 m²

945 ft²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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