

42 Ella Drive, Goole, DN14 6ER

£265,000

EPC: B

This beautifully presented three bedroom detached house is located on the Beal Home development, and would make an ideal family home or even a starter home. There is a block paved driveway providing off street parking and a fully enclosed walled rear garden. A viewing is highly recommended to appreciate the property on offer and the location.

- Beautifully presented detached house
- Three bedrooms
- En-suite shower room to the master
- Through lounge with French doors
- Through dining kitchen with French doors
- Utility room and downstairs WC
- Ideal family home
- Block paved driveway
- Fully enclosed walled rear garden
- Viewing highly recommended

DESCRIPTION
This three bedroom detached house incorporates gas central heating, uPVC double glazing and a security alarm and offers spacious accommodation comprising;

ENTRANCE HALL
6'11" x 6'9"
Composite entrance door. Stair way leading to the first floor. Timber effect laminate flooring. One central heating radiator.

W.C.
3'4" x 5'9"
A white suite comprising a wash hand basin and a low flush WC. Tiled floor. Walls tiled to half height. White heated towel rail.

LOUNGE
9'8" x 18'6"
Window to the front elevation and uPVC French doors lead into the rear garden. A grey fire surround housing an electric fire. Two central heating radiators.

DINING KITCHEN
9'4" x 18'6"
A range fitted range of base and wall units with grey shaker style fronts having laminated worktops and matching upstands. The units incorporate a cream one and half bowl single drainer sink, a four ring gas hob with a stainless steel cooker hood over and a stainless steel splashback, with an electric oven under. All NEFF cooking appliances. Integrated fridge freezer. Breakfast bar. Timber effect laminate floor. Two central heating radiators. uPVC French doors lead into the rear garden.

UTILITY ROOM
6'10" x 5'3"
A range of fitted base unit to match the kitchen with laminated worktops and matching upstands. The units house a stainless steel single drainer sink. Plumbing for an automatic washing machine. Under stairs storage cupboard. Wall mounted gas central heating boiler.

LANDING
6'11" x 12'8"
Loft access. Over stairs storage cupboard. One central heating radiator.

BEDROOM ONE
9'10" x 13'8"
To the rear elevation. One central heating radiator.

EN-SUITE SHOWER ROOM
9'11" x 6'2"
A white suite comprising a shower cubicle with a mains fed shower and tiled interior, a wash hand basin and low flush WC. White heated towel rail.

BEDROOM TWO
9'7" x 9'1"
To the front elevation. One central heating radiator.

BEDROOM THREE
9'1" x 9'5"
To the rear elevation. One central heating radiator.

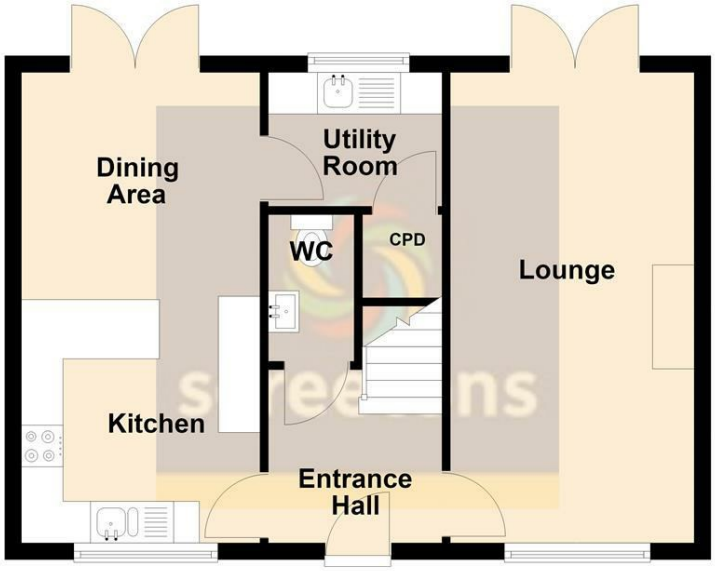
BATHROOM
6'11" x 5'4"
A white suite comprising a bath with a mains shower over and a glass shower screen to the bath side, a wash hand basin and a low flush WC with a tiled surround. White heated towel rail.

GARDENS
To the right hand side of the property there is a block paved driveway providing off street parking for two vehicles. A matching block paved pathway leads to the front entrance door which has a storm porch over. Lawned garden. Electric power point and car charging point to the right hand side of the property. A timber gate provides access into the rear garden.

To the rear of the property the fully enclosed walled garden is mainly laid to lawn with a paved seating area.

Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 91.5 sq. metres (985.2 sq. feet)

First Floor

Approx. 45.8 sq. metres (492.6 sq. feet)

