45 Broadacres, Carlton, Goole, DN14 9ND
£220,000
EPC: C

NO UPWARD CHAIN This surprisingly spacious semi detached dormer bungalow is located in a well established cul-de-sac in the village of Carlton. The property offers four bedroom accommodation, plus two reception rooms, a conservatory, bathroom and kitchen. Outside there is a detached brick built garage, driveway and gardens that wrap around all three sides on a generous corner plot. Viewing is highly recommended to appreciate the potential on offer.

- **NO UPWARD CHAIN**
- Semi detached dormer bungalow
- Four bedrooms
- Two reception rooms plus conservatory
- Refurbishment required
- Potential to be a great family home
- Provides substantial accommodation
- Corner plot with gardens to three sides
- Detached garage and driveway
- Viewing highly recommended

DESCRIPTION
This four bedroom semi detached dormer bungalow incorporates gas central heating and uPVC double glazing and offers substantial accommodation comprising;

ENTRANCE HALL
4'1" x 6'5" x 11'5" x 2'11"
uPVC side entrance door. Stair way leading to the first floor. One central heating radiator.

LOUNGE
10'11" x 16'11"
Coving to the ceiling. One central heating radiator.

DINING ROOM
10'10" x 11'3"
Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

KITCHEN
8'10" x 12'7"
Fitted kitchen units having laminated work surfaces and incorporates a stainless steel single drainer sink. Wall mounted gas central heating combi boiler. Timber glazed door leads into the conservatory. One central heating radiator.

CONSERVATORY
5'2" x 9'10"
uPVC framed conservatory with a uPVC side door into the garden.

BEDROOM FOUR/OFFICE
8'10" x 7'6"
To the front elevation. One central heating radiator.

BATHROOM
5'3" x 6'3"
A white suite comprising a bath with a mains shower over, a wash hand basin and a low flush WC. Chrome heated towel rail.

LANDING
5'2" x 11'2"
Airing cupboard housing the hot water cylinder (no longer connected). Loft access.

BEDROOM ONE
16'0" x 8'10"
To the side elevation. One central heating radiator.

BEDROOM TWO
10'11" x 10'4"
To the front elevation. One central heating radiator.

BEDROOM THREE
7'8" x 11'1"
To the rear elevation. One central heating radiator.

GARAGE
10'2" x 16'7"
A detached brick built garage with a metal up and over door to the front and a timber side personnel door.

GARDENS
The property stands in a good size corner plot with gardens to all three sides. The front is laid to lawn with a block paved driveway which provides off street parking and access to the detached garage. The front garden is enclosed by a brick garden wall and wrought iron gates that lead onto the driveway.

To the side of the property the garage is mainly laid to lawn and extends beyond the side of the garage to the rear where there is a paved seating area. Car charging point to the side of the property.

The rear garden is laid to lawn with overgrown shrubs and bushes. Aluminium framed greenhouse.

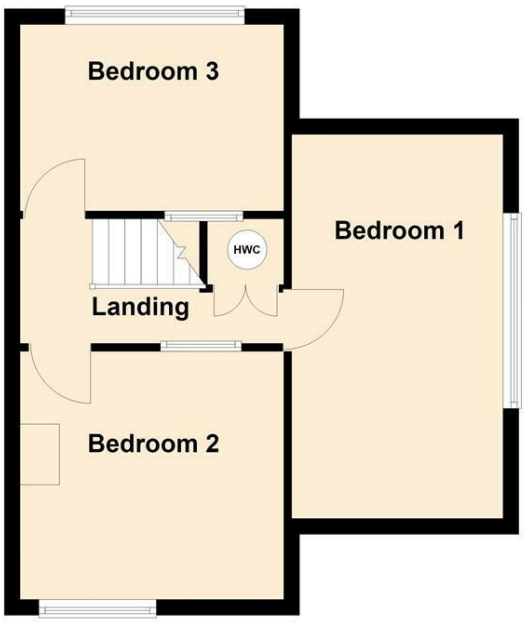
Ground Floor

Approx. 61.6 sq. metres (663.5 sq. feet)

Total area: approx. 99.8 sq. metres (1074.3 sq. feet)

First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



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