



28 Carrfields, Goole, East Yorkshire, DN14 6YH

£225,000

EPC: D

**\*\*NO UPWARD CHAIN\*\*** This modern three bedroom detached house is located in a quiet and private cul-de-sac and offers accommodation ideally suited to a family. With modern fixtures and fittings, a sunroom, garage and low maintenance gardens this property is a must view.

- Modern detached house
- Three bedrooms
- Sun room to rear
- Modern dining kitchen
- Modern bathroom
- Ideal family home
- Located in quiet and private cul-de-sac
- Detached garage and driveway
- Low maintenance gardens
- NO UPWARD CHAIN

#### DESCRIPTION

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

#### ENTRANCE HALL

4'6" x 5'1"

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

#### LOUNGE

15'7" x 12'4"

Box bay window to the front. A timber fire surround with a tiled hearth housing an electric fire. Laminate flooring. Coving to the ceiling. One central heating radiator.

#### DINING KITCHEN

11'1" x 15'7"

A modern fitted range of base and wall units with navy blue shaker style fronts having laminated worktops and matching upstands. The units incorporate a stainless steel single drainer sink, a four ring gas hob with an electric oven under and a stainless steel cooker hood over. integrated appliances include a dishwasher, fridge freezer and a washing machine. Laminate flooring. Coving to the ceiling. One central heating radiator. uPVC sliding patio doors lead into the sun room.

#### SUN ROOM

13'3" x 12'0"

Brick base/uPVC framed with uPVC French doors that lead into the rear garden. One central heating radiator.

#### LANDING

11'7" x 5'10"

Loft access. Airing cupboard housing the gas central heating boiler. One central heating radiator.

#### BEDROOM ONE

9'3" x 13'4"

To the rear elevation. One central heating radiator.

#### BEDROOM TWO

8'3" x 12'9"

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

#### BEDROOM THREE

7'3" x 6'10"

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

#### BATHROOM

6'6" x 6'10"

A modern white suite comprising a jacuzzi bath with an electric shower over and a glass shower screen to the bath side, a vanity wash hand basin with storage under and a low flush WC. Illuminated mirror. Tiled walls and floor. Chrome heated towel rail.

#### GARAGE

9'0" x 18'11"

A detached brick built garage with a metal up and over door. Light and power.

#### OUTSIDE

To the front of the property there is a driveway providing off street parking for multiple vehicles. The driveway extends along the side of the property beyond metal gates to create further parking if required and access to the garage and rear garden.

To the rear of the property there is an artificial lawn and a raised timber decked seating area with a timber pergola over.

**Ground Floor**

Approx. 53.9 sq. metres (580.7 sq. feet)



Total area: approx. 93.2 sq. metres (1002.7 sq. feet)

**First Floor**

Approx. 39.2 sq. metres (422.0 sq. feet)







