



# Chesham Grove Goole DN14 6RR

£142,500

- Semi Detached House
- Three Bedrooms
- Modern Dining Kitchen
- Integrated Appliances
- Tiled Shower Room
- Conservatory
- Garage & Paved Drive
- EPC Rating TBC

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### PROPERTY SUMMARY

Housesetc Goole- Semi detached house enjoys a popular cul de sac location and benefits from solar panels (with feed-in tariff), multi vehicle block paved drive, car port and garage, enclosed rear garden, gas combi boiler and DG. The living accommodation briefly comprises to the ground floor: entrance lobby, modern dining kitchen with integrated appliances, W.C., lounge and conservatory. To the first floor are 3 bedrooms, one with walk-in wardrobe and a tiled shower room with modern white suite and double walk in shower. Viewing recommended.

### ENTRANCE

Upvc side entrance door with double glazed opaque insert leads into

### ENTRANCE LOBBY

Benefitting from timber effect laminate wood flooring, coving to the ceiling, central heating radiator, stairs rising to first floor accommodation, Upvc double glazed opaque window with fitted roller blind to the side and internal doors leading off into

### KITCHEN 10' 10" x 14' 5"max.3m x 4.39m)

Spacious dining kitchen with a good variety of modern wall and base units finished in beech effect with stainless steel T bar door and drawer furniture, marble effect food preparation surfaces and complimentary splash back tiling. Integrated double electric oven and four ring electric hob with filter hood above, 1&1/2 bowl stainless steel sink with contemporary style mixer tap. Integrated dishwasher, refrigerator, plumber for automatic washing machine, PVC panelled ceiling with recess ceiling spotlights, under stairs storage cupboard, modern vertical central heating radiator, timber effect Karndean flooring and Upvc double glazed window with fitted vertical blind over looking the front

garden. Internal door leads into

### WC 4' 5" x 2' 10" (1.35m x 0.86m)

With fitted timber storage shelving, modern white dual low level flush WC and flooring running through from kitchen.

### LOUNGE 14' 8" x 14' 5"max (4.47m x 4.39m)

With feature contemporary wall mounted gas fire, decorative cornice work to the ceiling and coving to the ceiling, twin wall lights and twin ceiling mounted lights. Central heating radiator and aluminium framed patio doors opening out into

### CONSERVATORY 9' 10" x 13' 4" (3m x 4.06m)

Fitted with good quality Karndean style flooring, central heating radiator and having the benefit of both power and light connected. Upvc entrance door with double glazed insert to the side, Upvc double glazed units with fitted vertical blinds providing views over the rear garden and Upvc double doors opening out into the rear garden.

### FIRST FLOOR ACCOMMODATION

### STAIRS AND LANDING

Enclosed staircase with twin stained timber handrails lead to landing with coving to the ceiling, decorative plaster cornice, central heating radiator, access to roof void and internal doors leading off.

### BEDROOM ONE 9' 4" x 14' 5"max (2.84m x 4.39m)

Spacious master bedroom with ornate coving to the ceiling, central heating radiator and Upvc double glazed windows over looking the rear.



**BEDROOM TWO** 7' 10" x 8' 2" (2.39m x 2.49m)  
Having central heating radiator and Upvc double glazed window with fitted vertical blinds to the front.

**BEDROOM THREE** 6' 0"min x 10' 10"min (1.83m x 3.3m)  
Having central heating radiator, Upvc double glazed windows to both front and side with fitted vertical blinds, walk-in wardrobe being approximately 3'x4'6" having hanging rails, storage shelving and being fitted with electric light and wall mounted gas combination boiler.

**BATHROOM** 5' 2" x 10' 8" (1.57m x 3.25m)  
Impressive fully tiled house bathroom benefits from Upvc panelled ceiling with recess ceiling spotlights, stainless steel ladder style towel radiator and a good supply of white high gloss storage cupboards with stainless steel T bar door and drawer furniture. Wall mounted illuminated vanity mirror and fitted with modern white suite comprising concealed low level flush WC, vanity wash hand basin with mixer tap and double walk-in tiled shower cubicle with Triton electric shower and Upvc double glazed opaque window with fitted roller blind to the side.

#### EXTERNAL

**FRONT**  
To the front of the property is a predominantly open plan lawned garden with a lengthy block paved driveway providing multi vehicle off street parking, double wrought iron vehicular gates giving access to covered car port providing additional off street parking and continuation of block paved driveway, side entrance door and entrance to conservatory with courtesy coach light. Driveway leads to

**GARAGE**  
With up and over door having the benefit of both power and light connected.

**REAR**  
To the rear is a fully enclosed low maintenance garden with good quality timber perimeter fencing incorporating concrete posts and gravel boards. A metre behind the property is a block paved patio area with Upvc personal pedestrian access gate to garage. The patio area leads onto pebbled garden with good quality circular patio area containing covered hot tub set in timber out building (available by separate negotiation) immediately behind the garage is a timber storage shed and the garden benefits from outside power supply and outside security lighting.

**TENURE**  
The vendor has advised us that the property for sale is

Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

#### HEATING & APPLIANCES

The Heating and Appliances (including Burglar Alarms where fitted) have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

#### LOCATION

From our office on Pasture Road continue towards Westfield Avenue turn left on Western Road, turn right onto Cobbler Hill then take the second turning onto Woodfield Road then take a left onto Chesham Grove where the property is on the left hand side and can be identified by our Housesetc for sale board.

Council Tax: B





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