



23 Manor Fields, Rawcliffe, Goole, DN14 8TL

£335,000

EPC: C

This four bedroom detached house is located in a modern development in the highly regarded village of Rawcliffe. The property would make a fantastic family home and comprises an entrance hall, cloaks, two reception rooms, a modern fitted dining kitchen and utility room to the ground floor and to the first floor, four bedrooms, the master having an en-suite and a house bathroom. Outside there are gardens to the front and rear, an integral garage and driveway for two vehicles. A viewing is an absolute must of this fantastic family home.

- Four bedroom detached house
- Fantastic family home
- Located in a modern development
- Two reception rooms
- Modern fixtures and fittings
- En-suite to the master bedroom
- Integral garage
- Driveway for two cars to the front
- Enclosed rear garden
- Viewing highly recommended

DESCRIPTION

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

ENTRANCE HALL

17'1" x 9'6" max.

Composite entrance door. Stair way leading to the first floor. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

CLOAKS

2'7" x 6'3"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. Laminate flooring. Heated towel rail.

LOUNGE

13'4" x 14'1" max.

A marble fire surround and hearth housing an electric fire. uPVC French doors with side screens lead into the rear garden. Laminate flooring. Coving to the ceiling. One central heating radiator.

DINING ROOM

8'11" x 11'1" max.

Storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

KITCHEN

9'4" x 10'4" max.

A modern range of fitted base and wall units with white high gloss fronts having laminated worktops and matching upstands. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring ceramic hob with a contemporary style cooker hood over. Integrated appliances include an oven, microwave and a dishwasher. Breakfast bar. Plumbing for an automatic washing machine. One central heating radiator.

UTILITY ROOM

4'1" x 6'5" max.

Fitted floor to ceiling units to match the kitchen one housing the gas central heating boiler. Integrated fridge and freezer. One central heating radiator. uPVC part glazed side door.

LANDING

8'5" x 5'10" max.

Cupboard housing the hot water cylinder. Loft access. Coving to the ceiling.

BEDROOM ONE

15'11" x 12'9" max.

To the front elevation. Fitted wardrobes. Laminate flooring. One central heating radiator.

EN-SUITE SHOWER ROOM

4'8" x 7'1" max.

A modern white suite comprising a shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO

16'4" x 8'10" max.

To the front elevation. Over stairs storage cupboard. Fitted wardrobe. One central heating radiator.

BEDROOM THREE

9'0" x 9'10" max.

To the rear elevation. One central heating radiator.

BEDROOM FOUR

10'7" x 9'1"

To the rear elevation. One central heating radiator.

BATHROOM

7'2" x 6'2"

A modern white suite comprising a bath with a mains fed shower over and a glass shower screen to the bath side, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

GARAGE

8'7" x 17'8"

An integral garage with a remote control vehicular door to the front. Light and power.

GARDENS

To the front of the property there is a driveway providing off street parking for two cars and access to the garage. There is a lawned garden and a paved pathway which leads to the front entrance door and extends along the side of the property to the rear garden via a timber garden gate.

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

Ground Floor
Approx. 66.6 sq. metres (716.7 sq. feet)



First Floor
Approx. 62.7 sq. metres (674.7 sq. feet)



Total area: approx. 129.3 sq. metres (1391.3 sq. feet)





