



15 Thorntree Lane, Goole, DN14 6LJ

Offers In The Region Of £525,000

EPC: C

This individual detached house is located in a highly regarded residential area and provides substantial family accommodation set over three floors. Offering 4-5 bedroom accommodation, two having en-suites, house bathroom and lots of living space plus a utility room, and ground floor toilet this property has so much to offer inside and then outside there is so much more....block paved driveway for multiple vehicles with secure gates, fully landscaped gardens, detached double garage with first floor office space and a further block of brick built outbuildings. This property has so much to offer and really is a must view!

- Highly individual detached house
- 4-5 bedrooms, two having en-suites
- Generous family accommodation
- New uPVC windows and doors
- Open plan kitchen/family room/dining room with log burner and bi-fold doors
- Separate lounge, study, utility room and ground floor cloak
- Block paved driveway with secure gates
- Fully landscaped rear garden
- Detached two storey double garage and brick outbuildings
- Viewing is an absolute must of this fantastic property

DESCRIPTION

This highly individual four bedroom detached house incorporates gas central heating, uPVC double glazing and CCTV and offers substantial family accommodation set over three floors comprising;

ENTRANCE HALL

9'9" x 9'3"

Composite entrance door. A turned spindled staircase leads to the first floor. Under stairs storage cupboard. Coving to the ceiling. One central heating radiator.

W.C.

3' x 5'8"

A white wash hand basin and a low flush WC. Walls tiled to half height. Timber effect laminate flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

11'2" x 18'8"

The measurements plus the depth of the bay window. A mahogany fire surround with a marble inset and hearth housing a gas fire. Glazed timber doors lead into the dining room. Coving to the ceiling. Two central heating radiators.

STUDY

8'1" x 11'2"

Could be used as a 5th bedroom if required. Coving to the ceiling. One central heating radiator.

DINING ROOM

10'5" x 10'3"

Engineered oak flooring with under floor heating. Coving to the ceiling. Open plan with the family room.

KITCHEN

15'10" x 20'9"

A comprehensive range of fitted base, wall and full length units with oak fronts with granite worktops and matching upstands. The units incorporate a conglomerate one and a half bowl single drainer sink and a contemporary style cooker hood. Two full length pull out larder units. Matching centre island with cupboards under and a granite work surface. Integrated dishwasher, wine cooler and electric oven. Free standing double width 'Rangemaster' oven and American style fridge freezer. Breakfast bar. Engineered oak flooring with under floor heating. Open plan with the family room.

FAMILY ROOM

26'8" x 11'10"

Bi-fold doors open out onto the patio and rear garden. uPVC door provides access to the rear of the property. Log burner. Engineered oak flooring with under floor heating. Four Velux windows.

UTILITY ROOM

5'7" x 12'3"

Wall mounted gas central heating boiler. Hot water cylinder. Plumbing for an automatic washing machine. Tiled floor with under floor heating.

GALLERIED LANDING

9'9" x 9'3"

Turned spindled staircase leads to the second floor. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

30'1" x 11'2" max.

To the front and rear elevations. Fitted wardrobe with sliding doors. Coving to the ceiling. Two central heating radiators.

EN-SUITE SHOWER ROOM

3'11" x 10'9"

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

BEDROOM THREE

15'11" x 20'10" max

To the rear elevation. Fitted wardrobes along one wall. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR

11'3" x 8'1"

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

BATHROOM

14'7" x 5'8"

A modern white suite comprising a walk in shower cubicle with a mains fed shower, an oval shaped bath, a large vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Chrome heated towel rail. Electric under floor heating.

LANDING

4'10" x 7'9"

Velux window.

MASTER BEDROOM

17'7" x 20'11" max.

Velux windows to the front and rear elevations. Eaves storage space. One central heating radiator.

EN-SUITE SHOWER ROOM

9'6" x 11'5"

A modern white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with drawers under, and a low flush WC. Tiled floor. Velux window. Chrome heated towel rail. Electric under floor heating.

DRESSING ROOM

9'6" x 9'2"

Fitted wardrobes along both walls and matching cupboards. Velux window to the rear elevation.

DOUBLE GARAGE

21'7" x 18'5"

A brick built detached double garage with an electric metal roller vehicular door and a composite side personnel door. Light and power.

W.C.

6'7" x 3'2"

Located to the rear of the garage with a composite door from the garden. A white low flush WC.

OFFICE SPACE

19'4" x 9'

Located above the garage with a uPVC door at the rear of the garage with steps that lead up to the office space. Two wall mounted electric heaters. uPVC windows to the front and rear elevation and two Velux windows to the side.







