



## The Gables Paddock, Goole, DN14 7GF

£450,000

Impressive detached house with double garage in popular village location with many extras & upgrades. Re fitted kitchen with quartz worktops & Bosch appliances, separate utility room, contemporary bathroom, 2 en suites & WC. 2 reception rooms & 4 double bedrooms.



# 9A The Gables Paddock, Eastrington, Goole, DN14 7GF

We are delighted to offer for sale this executive detached house located in a cul de sac setting in the popular village of Eastrington with access to amenities and transport links.

Built in 2004 by Hoveden the property has undergone a programme of upgrades and improvements and offers quality accommodation over both floors. As you would expect the property benefits from gas central heating and PVCu double glazing plus 13 solar panels and battery storage providing much discounted electricity bills plus a feed in tariff. There is a modern breakfast kitchen with quartz worktops and integrated appliances and a utility room plus contemporary bathroom, 2 en suites and WC. Items of particular note include the contemporary internal ground floor doors, wood burning stove to lounge, French doors to the rear and shutters to a number of rooms. There are ample sockets and media points to the property. The home is ready to move in with flooring, blinds and shutters included as fitted.

To the ground floor is an entrance hall, lounge, dining room, breakfast kitchen, utility room and WC. There are 4 double bedrooms, 2 with en suites plus a family bathroom accessed from the first floor landing which also incorporates a useful study/seating area..

The property benefits from well presented gardens to the front and rear with slate patio, lawns, planting and seating areas plus external taps and power. There is a double driveway leading to a double garage with remote controlled door and personnel door plus an electric car charging point.

Tenure - Freehold  
Council Tax - Band F

The property comprises.

## GROUND FLOOR

### Entrance Hall

Having oak flooring plus timber staircase leading to the first floor.

### Lounge 17'11"(max) x 11'8"(max) (5.48m(max) x 3.56m(max))

Having a wood burning stove, carpets and window shutters.

### Dining Room 12'5" x 11'8" (3.80m x 3.57m)

With fitted carpets. French doors leading to the rear garden.

### Breakfast Kitchen 23'1"(max) x 10'8"(max) (7.05m(max) x 3.26m(max))

Having a comprehensive range of modern

wall an dbase units with complimenting quartz worktops, upstands and breakfast bar plus Bosch double oven, hob and fridge freezer plus dishwasher. With Karndean flooring and door leading to rear garden.

### Utility Room 6'5" x 5'2" (1.96m x 1.58m)

With modern units and laminate worktops with space for washing machine. Laminate worktops and personnel door leading to garage.

### WC 5'2" x 3'4" (1.58m x 1.02m)

Having contemporary white sanitary ware with vanity basin, tiling, chrome ladder radiator and Karndean flooring.

## FIRST FLOOR

### Landing

With study/seating area plus fitted carpets and access to airing cupboard.

### Bedroom 1 18'6"(max) x 15'10"(max) (5.65m(max) x 4.83m(max))

With fitted carpets and shutters.

### En Suite 8'5"(max) x 7'7"(max) (2.58m(max) x 2.32m(max))

Having contemporary white sanitary ware with walk in shower with monsoon shower head, tiling, floor tiling, vanity, chrome ladder radiator and recessed spot lights.

### Bedroom 2 15'10" x 10'8" (4.83m x 3.26m)

With carpets and window shutters.

### En Suite 2 8'4" x 6'5" (2.56m x 1.97m)

Having modern white sanitary ware with tiling and blind.

### Bedroom 3 12'4" x 11'8" (3.76m x 3.57m)

With carpets and window shutters.

### Bedroom 4 11'8" x 11'3" (3.56m x 3.45m)

With carpets and window shutters.

### Bathroom 10'0" x 6'3" (3.06m x 1.92m)

Having modern white sanitary ware with tiling, chrome ladder radiator, recessed spot lights and laminate flooring.

## EXTERNAL

The property benefits from well presented gardens to the front and rear with slate patio, lawns, planting and seating areas plus external taps and power. There is a double driveway leading to a double garage with remote controlled door and personnel door plus an electric car charging point.





