



Woodvale, Coulby Newham



Located just off Gunnergate Lane, we are delighted to offer for sale this deceptively spacious four bedroom detached property. Located in this popular residential area at the head of a quiet cul-de-sac, close to local amenities, schools and main commuter routes, we recommend early viewing to fully appreciate this property on offer. The floor plan comprises of; entrance hallway, cloakroom/WC, large lounge, large open plan dining kitchen with useful utility. To the first floor there are four good sized bedrooms and large family bathroom with four piece suite. Externally rear garden is not overlooked and situated on an excellent plot, there is an open plan front garden and double garage. The property also benefits from; uPVC double glazing, gas central heating via a recently replaced Poppterton combi boiler and security alarms system.

ASKING PRICE—OFFERS OVER £229,500 ENERGY EFFICIENCY RATING D



ROBINSONS
SALES • LETTINGS • AUCTIONS

GROUND FLOOR:

ENTRANCE HALLWAY:

Via uPVC double glazed front door, stair case to first floor landing, double radiator and coved ceiling.

CLOAKROOM/WC:

Low level WC, wash hand basin and ceramic splash back tiling.

LOUNGE: 19'4 x 12' (5.89m x 3.66m)

Bay window to front aspect, living flame coal effect gas fire with modern surround, double radiator, TV and virgin media point and coved ceiling.

DINING KITCHEN: 19'4 x 14'3 (5.89m x 4.34m)

Fitted with a range of wall, base and drawer units with complimentary roll top work surfaces and splash back tiling, incorporating a four ring gas hob, electric oven and illuminating extractor, 1 ½ stainless steel sink and drainer with Waste King waste disposal unit, integrated fridge and freezer, integrated floor level kick space heating and cooling fan, uPVC double glazed window to rear aspect, uPVC double glazed patio doors opening onto rear patio and spot lighting

UTILITY: 7'4 x 5'4 (2.24m x 1.63m)

Plumbing for automatic washing machine and dishwasher, roll top work surfaces, uPVC double glazed glass panelled door opening onto rear garden.

FIRST FLOOR

LANDING:

Access to large loft which can be used for storage or conversion.

BEDROOM 1: 12'7 x 10' (3.84m x 3.05m)

uPVC double glazed glass panelled window, single radiator and fitted wardrobe

BEDROOM 2: 12'5 x 9'5 (3.78m x 2.87m)

uPVC double glazed window and radiator

BEDROOM 3: 9'9 x 12'5 (2.97m x 3.78m)

uPVC double glazed window and radiator



In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for a purchase of carpets or any other fixtures or fittings. In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our consultant is available to see you at any time in our office or in the convenience of your own home. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON MORTGAGES OR OTHER LOANS SECURED ON IT.

BEDROOM 4: 9'5 x 8'8 (2.87m x 2.64m)
uPVC double glazed window and internet connection.

FAMILY BATHROOM:

White and chrome suite comprising of; corner panelled bath with Triton thermostatic shower over and chrome mixer tap, low level WC and pedestal wash hand basin, heated towel rail, coordinated tiled walls, uPVC double glazed windows to rear and side aspect and spot lighting.

EXTERNALLY:

Rear garden affords a good degree of privacy and is mainly laid to lawn with well stocked borders, security lighting, external water supply and access to the garage. Front garden has been landscaped for easy maintenance with decorative stone and gravel area, double driveway leading to the double garage with up and over doors, power and lighting.

In accordance with the Property Misdescriptions Act (1991) we have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for a purchase of carpets or any other fixtures or fittings. In order to assist our customers, we offer a confidential mortgage advisory service without obligation or charge. Our consultant is available to see you at any time in our office or in the convenience of your own home. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON MORTGAGES OR OTHER LOANS SECURED ON IT.