



£380,000

4 Bedroom Detached House for sale
5 CALDER DRIVE, SNAITH, GOOLE





Overview

A superb family home with four double bedrooms (Three en-suite) in the highly-regarded village of Snaith. Huge amounts of space with open plan kitchen/dining room, large lounge and separate office. Decorated to impeccable standards. Incredible south-facing rear garden, double garage and solar panels. A truly magnificent family home.



Key Features

- Incredible South-Facing Garden
- Four Double Bedrooms, Three Ensuite
- Double Garage
- Office/Potential Fifth Bedroom
- Incredible Open Plan Kitchen/Dining Room
- Well-Regarded Local Schools (Primary & Secondary)
- Impeccable Standards Of Decor
- Excellent Commuter Links
- Solar Panels
- EPC Rating: B





Welcome to Calder Drive – a beautifully presented family home offering space, comfort, and versatility, all set within the charming market town of Snaith. Designed with modern family living in mind, this impressive property boasts an incredible standard of décor throughout and an impressive open-plan layout ideal for growing families and busy professionals alike.

Walking through the modern, secure front door into the wide, laminate hallway, you will head into the heart of the ground floor; a large, bright, open-plan kitchen and dining area. Bathed in natural light from the twin French doors opening on to the south-facing garden, this stylish space is perfect for every day family life and larger social gatherings. Recently refurbished throughout with integrated appliances, the kitchen area boasts a huge amount of preparation and storage space as well as a separate utility room to keep the messier jobs in family life out of sight!

As well as this fantastic space, the ground floor also boasts a large lounge that opens out into the dining area through wide double doors. This room also has a sizeable bay window ensuring that this is another room that maximises the natural light.

As if this isn't space enough, this floor also plays hosts to a significantly sized office room that can be used in a multitude of ways. It could act as a playroom for younger children, a separate lounge to give teenagers their own space to hang out with friends. It could even act as a fifth bedroom which means maximum versatility as well as style.

The ground floor is completed by a stylish guest WC and large understairs cupboard.

Upstairs, the primary bedroom provides a peaceful retreat, complete with its own private en-suite shower room and fitted wardrobes. Two additional bedrooms benefit from a convenient Jack and Jill bathroom, while a further spacious bedroom with a fitted closet and a separate family bathroom complete the upper floor, ensuring plenty of space for everyone. Each room is finished to the highest standards ensuring that your family has space as well as comfort.

Outside, the property truly shines. The south-facing rear garden is an absolute delight. Made up variously of patio areas, a grass lawn and a 'mini-forest' area, this charming space is an idyllic way to spend a summer day or evening. Sunlight all day long, high levels of privacy and security and a varied usage means this garden is absolute hidden gem and makes this property a true



showstopper both inside and out.

The double garage gives plenty of additional space for storage or mixed use. It could act as a spacious home gym, a workshop or even as somewhere to store your cars. Imagine that! Although the generous amounts of off-street parking means that the garage, complete with power and CCTV system, can be used for whatever you wish.

The south-facing solar panels also make this house incredibly economical, allowing you to mitigate your monthly electricity bill with power generated by the house itself.

Situated in the sought-after town of Snaith, this home is perfectly positioned for family life. Snaith boasts highly regarded primary and secondary schools within easy walking distance of Calder Drive, making it an excellent choice for families with school-age children. The town offers a welcoming community atmosphere, a selection of independent shops, charming cafes, and essential amenities.

For commuters, Snaith is exceptionally well-connected. With its own train station as well as proximity to Selby and Goole stations offering direct journeys to a number of major cities, including Leeds, London, York and Manchester. Easy access to major road networks such as the M62 and M18 makes commuting by car effortless, offering the best of rural living with urban convenience.

Don't miss the opportunity to make this stunning property your family's forever home. Arrange your viewing today and discover the space, style, and setting that Calder Drive has to offer.

Kitchen / Dining Room

26' 3" x 19' 4" (8.01m x 5.90m)

Lounge

17' 9" x 11' 5" (5.42m x 3.50m)

Office

11' 1" x 8' 2" (3.40m x 2.50m)

WC

6' 6" x 3' 7" (2.00m x 1.11m)

Utility Room

6' 6" x 5' 6" (2.00m x 1.70m)

Entrance Hall

8' 2" x 12' 5" (2.51m x 3.81m)

Principal Bedroom

14' 6" x 12' 0" (4.43m x 3.66m)

Ensuite To Principal Bedroom

8' 6" x 5' 6" (2.60m x 1.70m)

Bedroom 2

10' 9" x 9' 10" (3.30m x 3.00m)

Bedroom 3

9' 6" x 10' 5" (2.90m x 3.20m)

Bedroom 4

11' 2" x 9' 2" (3.41m x 2.81m)

Jack & Jill Ensuite

5' 6" x 6' 10" (1.70m x 2.10m)

Family Bathroom

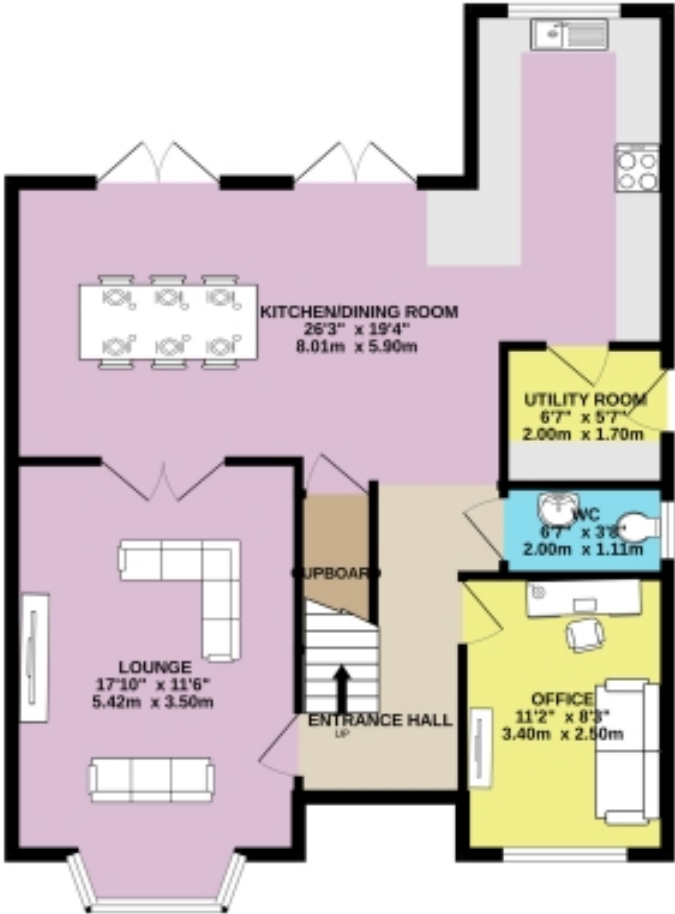
7' 10" x 8' 6" (2.40m x 2.61m)

First Floor Landing

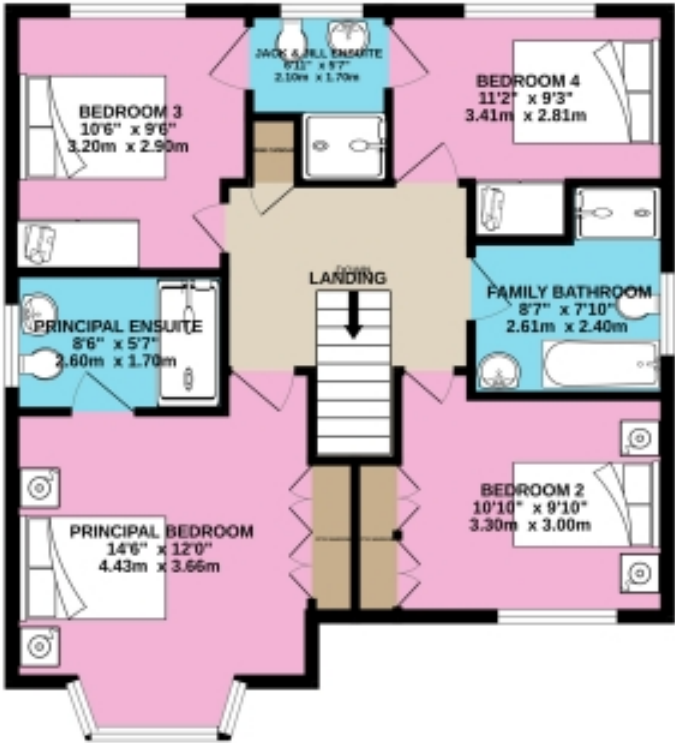
11' 1" x 9' 10" (3.40m x 3.01m)

Floorplans

GROUND FLOOR
792 sq.ft. (73.6 sq.m.) approx.



1ST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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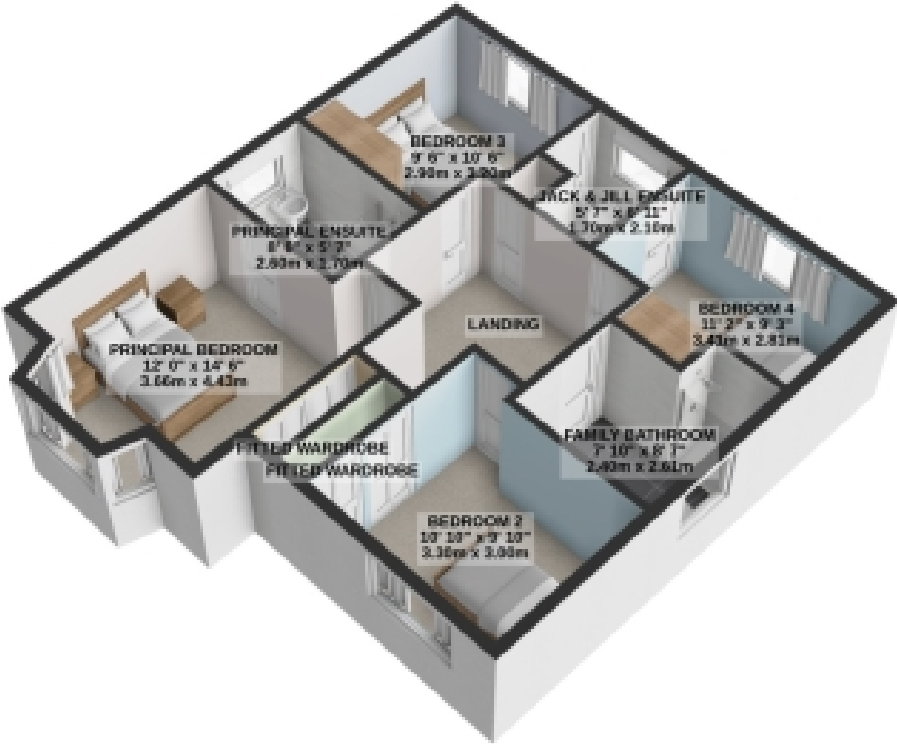


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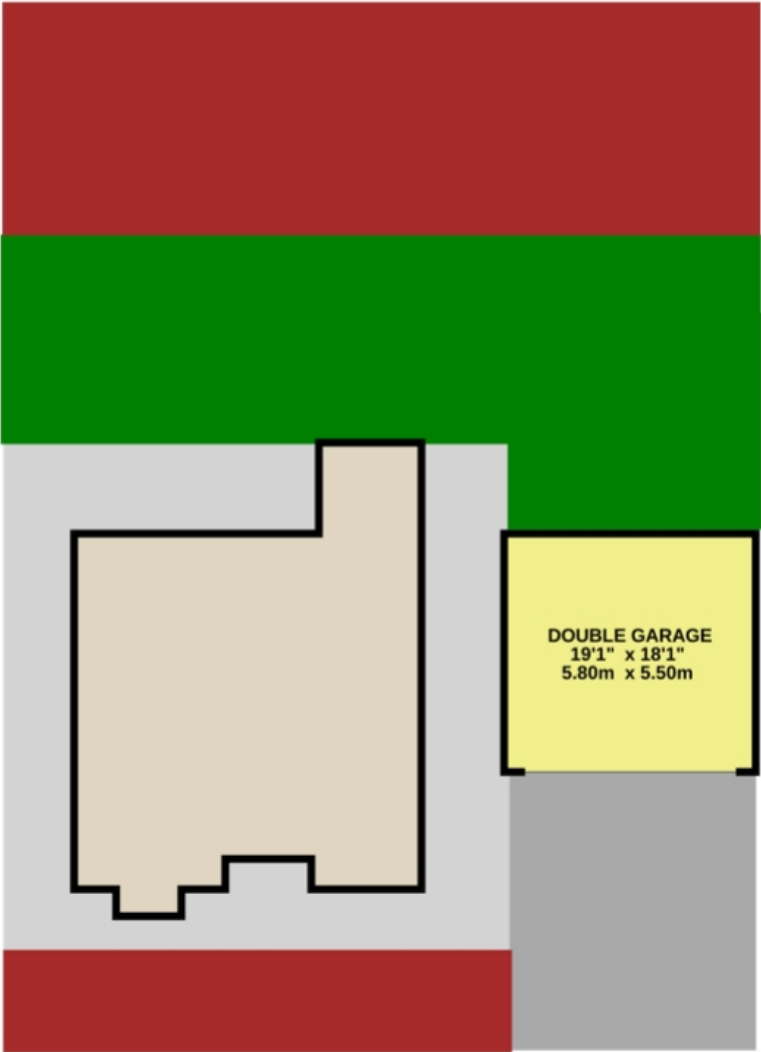


TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

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Floorplans

PLOT PLAN
1100 sq.ft. (102.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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