





# ROSIAN HOUSE FERRY ROAD

## BARROW-UPON-HUMBER, DN19 7LA

## £315,000

**FREEHOLD**

A spacious four-bedroom detached family home enjoying open field views to the front. Featuring a modern open-plan kitchen and dining area, sunroom, generous lounge, utility room, en-suite principal bedroom, integral double garage, ample parking and a fully enclosed rear garden. Boiler, windows and external doors replaced in 2021.

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01724 642002

# ROSIAN HOUSE FERRY ROAD







## DESCRIPTION

Rosian House, Ferry Road, Goxhill

Rosian House is a spacious and well-presented four-bedroom detached family home, enjoying a privately positioned setting with attractive open field views to the front. Offering generous and versatile accommodation, including a superb open-plan kitchen and dining area, sunroom, utility room, two bathrooms and an integral double garage, this is a fantastic home for a growing family. Further benefits include a replacement boiler, windows and external doors, all installed in 2021.

The property opens into an impressive and spacious entrance hallway, with stairs rising to the first floor, a useful understairs storage cupboard and doors leading into the principal ground-floor rooms.

The generously proportioned lounge features a large front-facing bow window, allowing plenty of natural light to fill the room while making the most of the open outlook. A feature fireplace provides an attractive focal point and creates a welcoming setting in which to relax.

At the heart of the home is the excellent open-plan kitchen and dining area. The sleek modern kitchen is fitted with a comprehensive range of wall and base units, complemented by ample work surfaces. A central island incorporates an induction hob with an extractor above, together with useful storage beneath. Integrated appliances include a double oven, under-counter fridge and freezer and dishwasher.

There is plenty of room for a large family dining table, making this a wonderful everyday living and entertaining space. An opening leads through to the bright sunroom, which enjoys views across the rear garden and provides a lovely additional reception area for relaxing. French doors open directly onto the paved patio and garden beyond.

Adjoining the kitchen is a practical utility room, providing additional fitted storage and an integrated washing machine, together with a rear entrance door. From here, there is access to the ground-floor W.C. and the integral double garage.

To the first floor are four well-proportioned bedrooms. The spacious principal bedroom benefits from an excellent range of fitted wardrobes and its own en-suite shower room. Bedroom two is another generous room with a useful fitted cupboard, while bedroom three is also a comfortable double. The fourth bedroom is a good-sized single and would work equally well as a nursery, dressing room or dedicated home office.

Completing the first-floor accommodation is the generously sized family bathroom, fitted with a panelled bath, separate shower cubicle, vanity wash hand basin and W.C.

The main house loft is accessed via a fitted ladder and has been boarded and fitted with lighting, providing excellent additional storage space. A further loft area is available above the double garage, accessed with lighting and some boarding providing further useful storage.

Outside, Rosian House enjoys a privately positioned frontage screened by established conifer hedging. A generous gravel driveway provides ample off-road parking and access to the integral double garage, while open fields opposite create an attractive rural outlook.

The fully enclosed rear garden is ideal for children, pets and outdoor entertaining. Mainly laid to lawn, it features established planted borders and mature trees, along with a large paved patio providing plenty of space for outdoor seating and dining.

Goxhill is a popular North Lincolnshire village offering a strong sense of community and a range of local amenities, including a primary school and railway station. The village is well placed for access to Barton-upon-Humber, the Humber Bridge and Hull, making it a convenient location for commuters while retaining its peaceful village atmosphere.

### Entrance Hallway

A spacious and welcoming entrance hallway with stairs rising to the first floor, a useful understairs storage cupboard and doors leading to the lounge and open-plan kitchen and dining area.

**Lounge**
A generously proportioned reception room featuring a large front-facing bow window with attractive open field views. A feature fireplace provides an appealing focal point.

**Open-Plan Kitchen And Dining Area**
A superb family living and entertaining space fitted with a comprehensive range of sleek wall and base units, complemented by generous work surfaces. The central island incorporates an induction hob with extractor and storage beneath. Integrated appliances include a double oven, under-counter fridge and freezer and dishwasher. There is ample space for a large dining table, with an opening leading into the sunroom.

**Sunroom**
A bright and versatile additional reception room enjoying views across the rear garden, with French doors opening onto the paved patio.

**Utility Room**
Offering secure parking and useful storage, with internal access from the utility room. A further loft area above the garage benefits from lighting and some boarding, providing additional storage.

**Ground-Floor W.C.**
Fitted with a wash hand basin and W.C.

**First-Floor Landing**
Providing access to all four bedrooms and the family bathroom.

**Principal Bedroom**
A spacious double bedroom benefiting from an excellent range of fitted wardrobes and access to a private en-suite shower room.

**En-Suite Shower Room**
Fitted with a shower enclosure, wash hand basin and W.C.

**Bedroom Two**
A generously sized bedroom with a useful fitted storage cupboard.

**Bedroom Three**
A further well-proportioned double bedroom.

**Bedroom Four**
A good-sized single bedroom offering excellent versatility as a child's room, nursery or home office.

**Family Bathroom**
A spacious family bathroom fitted with a panelled bath, separate shower cubicle, vanity wash hand basin and W.C.

**Integral Double Garage**
Offering secure parking and useful storage, with internal access from the utility room.

**Outside**
The property enjoys a privately positioned frontage screened by established conifer hedging, with a generous gravel driveway providing ample off-road parking. Open fields opposite create an attractive outlook. To the rear is a fully enclosed garden, mainly laid to lawn with planted borders, mature trees and a large paved patio ideal for outdoor seating and entertaining.

# ROSIAN HOUSE FERRY



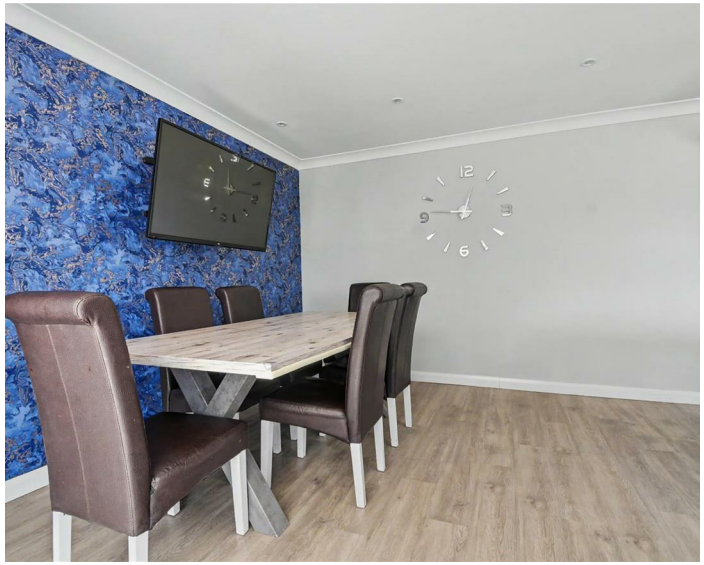












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## ADDITIONAL INFORMATION

**Local Authority** –

**Council Tax** – Band E

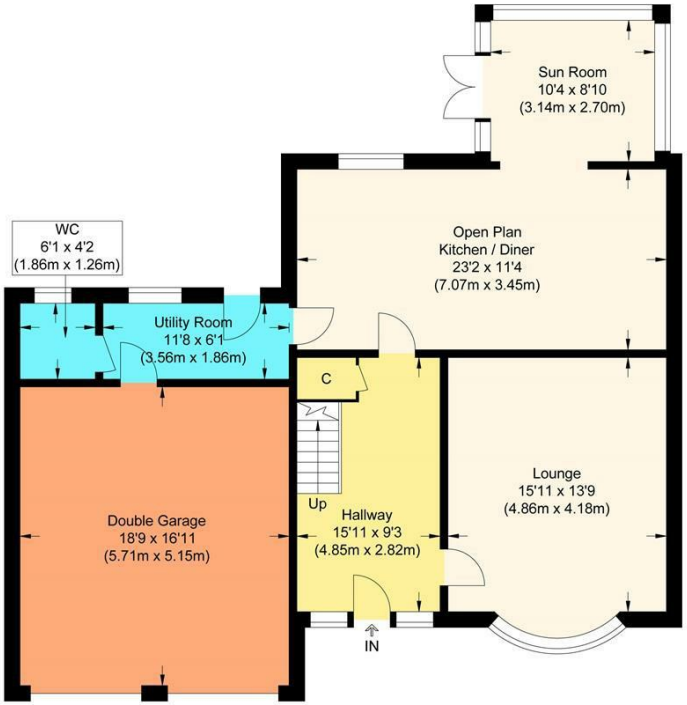
**Viewings** – By Appointment Only

**Floor Area** – 1410.00 sq ft

**Tenure** – Freehold







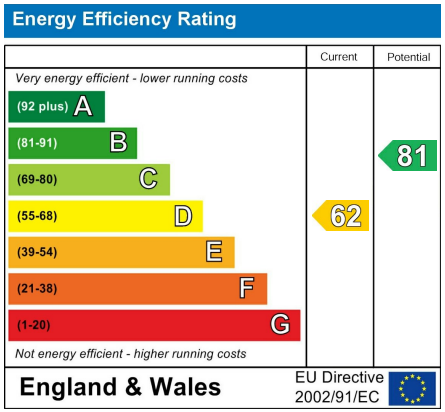




# Rosian House

Approximate Gross Internal Floor Area : 167.90 sq m / 1807.26 sq ft
(Including Garage)
Garage Area : 29.40 sq m / 316.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

enquiries@biltons.co.uk

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