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32 Chatsworth Drive, Elloughton, Brough, East Yorkshire, HU15 1LS

£299,950

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SMARTLY PRESENTED FAMILY HOME OFFERING A MODERN LAYOUT INTERNALLY.

Being well positioned within the development and being 1 of only 4 of the house type located on the scheme, viewing comes advised to appreciate the quality of home on offer.

The arrangement of living space places an emphasis on an open plan ground floor Dayroom/Kitchen balanced with a more formal reception Lounge to the alternate side of this family home and taking advantage of the garden views and natural daylight.

The versatile layout comprises; Entrance Hallway, Dayroom and Kitchen incorporating a Sitting room and Dining Area, Reception Lounge, Study and Cloakroom W.C.

To the first floor a central landing gives access to a Master Bedroom with fitted wardrobes and En-suite Shower Room and three further double Bedrooms and House Bathroom.

Parking is provided via a Single Garage and Driveway parking with a private West facing garden.

Attention to detail really is evident throughout with a number of internal upgrades. 6 years remain on the NHBC build warranty scheme.



GROUND FLOOR

ENTRANCE PORCH

11'3" x 6'7" (3.45m x 2.02m)

A welcoming entrance via a vestibule to this delightful family property, accessed via uPVC composite entrance door with privacy glazed detailing, tiling to floor coverings. Access provided to ground floor reception rooms, staircase approach to first floor level.

CLOAKROOM /W.C

Decoratively styled with concealed cistern low flush w.c, wall mounted basin with tiled floor coverings.

RECEPTION LOUNGE

16'8" x 10'3" (5.10m x 3.14m)

Used as a formal reception space boasting a modern style with a central focal point provided via a fire insert with modern surround, bright and spacious with double doors with integrated blinds leading through to a patio terrace area.

OPEN PLAN KITCHEN / DAY ROOM

24'4" x 8'9" (extending to 16'6") (7.42m x 2.69m (extending to 5.04m))

Contemporary arrangement of living space incorporating a dedicated kitchen leading open plan through to a dining area and informal reception/ day room. The kitchen area benefits from a front facing aspect via uPVC double glazed window, with modern style wall and base units, contrasting work surfaces and upstands and tiled detailing with tiling to floor coverings.

A number of integrated appliances include low level oven, microwave, four ring gas hob, wine cooler, dishwasher and washing machine, stainless steel extractor canopy and inset one-and-a-half bowl sink and drainer, work surfaces are provided to two wall lengths with inset spotlights to ceiling.

The kitchen leads open-plan through to the dedicated dining room area, providing full garden outlook through bi-folding doors with integrated blinds, additional space for furniture suite and uPVC double glazed window also with integrated blinds, deep under-stairs storage cupboard and tiling to full floor coverings.

FIRST FLOOR

LANDING

10'3" x 5'0" (3.14m x 1.54m)

Providing access to four double bedrooms with loft access point and storage cupboard also.

MASTER BEDROOM

11'1" x 10'0" (3.40m x 3.06m)

With uPVC double glazed window to front outlook, fitted with sliding Hammonds wardrobes to one full wall length and being immaculately appointed throughout and of double bedroom proportions. Leads to...

EN SUITE SHOWER ROOM

With double walk-in shower cubicle, contemporary styled throughout with basin and chrome mixer tap, full tiling to splashbacks with detailing, concealed cistern low flush w.c, tiling to floor coverings and storage unit set into recess, heated towel rail.

BEDROOM TWO

11'6" x 8'7" (3.53m x 2.62m)

With a uPVC double glazed window to the rear outlook and fitted Hammonds sliding wardrobe to wall length, of double bedroom proportions.

BEDROOM THREE

11'8" x 9'7" (3.57m x 2.94m)

With a uPVC double glazed window to the front outlook and of double bedroom proportions.

BEDROOM FOUR

11'3" x 7'1" (3.44m x 2.16m)

With uPVC double glazed window to the rear outlook, storage cupboard, has potential to be used as a fourth double bedroom or alternatively as a dedicated Study.

HOUSE BATHROOM

Immaculately appointed throughout with wall mounted basin, concealed cistern low flush w.c, panel bath with shower head fitment and shower screen, contemporary styled tiling throughout to full floor and wall coverings with mosaic border detailing, heated towel rail, uPVC privacy window to the rear.

EXTERNAL AREAS

Chatsworth Drive remains a conveniently positioned modern housing development situated within the popular village of Elloughton with the village services and amenities remaining a short distance walk away, also falling within the catchment area for good primary and secondary schools.

Dedicated driveway parking provides ample provision for numerous vehicles, with electric charger point, in turn leading to SINGLE GARAGE with up and over access door, personnel access door to side and full power and lighting.

Gated access to the rear, benefits from good screening throughout with a South facing orientation, including patio extending from the immediate building footprint and laid to lawn grass area which is larger than the average new-built garden.

Further garden space is provided to the rear of the garage with boarded fencing to the perimeter boundaries and well stocked borders and edging. External tap and external light points.

AGENTS NOTE

The property benefits from six years remaining on the NHBC building warranty, with the property being approximately 4 years in age. A small annual charge is levied for the maintenance of the estate communal areas. Full details T.B.C.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

SURVEYS

WE ARE ABLE TO PROVIDE COMPETITIVE RATES FOR SURVEYS BOTH PRIVATE AND MORTGAGE STYLE, AS WELL AS R.I.C.S. HOMEBUYERS SURVEY AND VALUATIONS. WHY NOT SPEAK TO OUR BEVERLEY OR SWANLAND OFFICES FOR FULL DETAILS.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

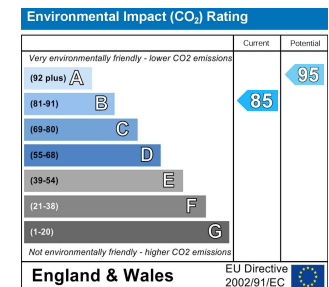
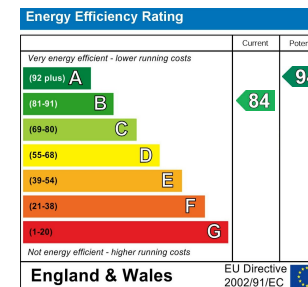
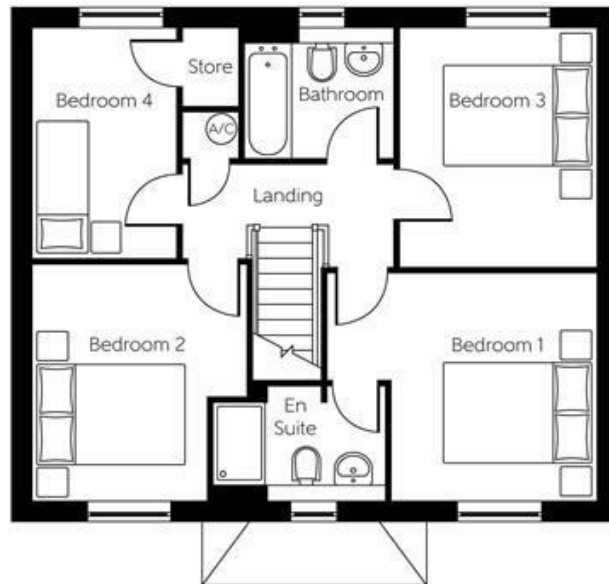
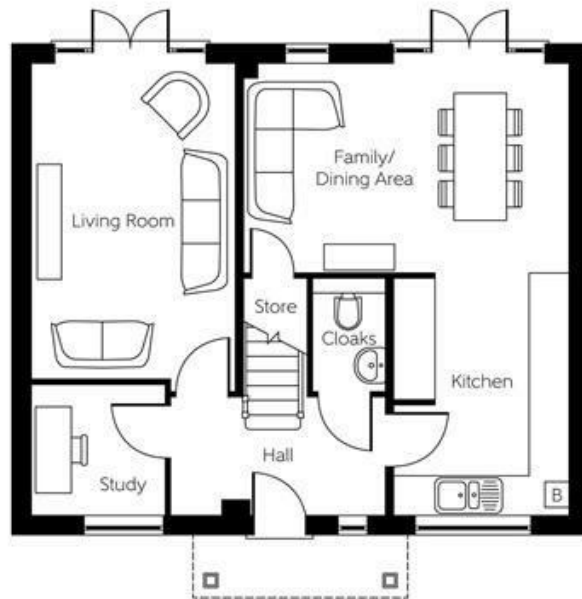
MISREPRESENTATION ACT 1967


These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.







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