



Tranquil House, 5 Winter Close,  
Stamford Bridge, YO41 1FP  
£600,000



## ABOUT THE PROPERTY

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We are delighted to offer this substantial five-bedroom detached residence, occupying a generous and private corner plot with open fields to the side, tucked away in a quiet cul-de-sac. Built by Avant Homes to “The Langham” design, the property offers over 2,000 sq ft of spacious and thoughtfully planned accommodation, perfect for modern family living.

Finished to a high standard throughout, this home provides both style and practicality. A welcoming entrance hall leads to a cloakroom/WC, while the standout feature is the superb open-plan kitchen, dining and family space, ideal for everyday living and entertaining, with double doors opening into the lounge. A separate utility room provides access to the integral double garage.

Upstairs, there are five well-proportioned bedrooms, four of which are doubles. The principal bedroom benefits from a dressing room and en suite shower room, while the guest bedroom also enjoys its own en suite and walk-in wardrobe. Three further bedrooms are served by a contemporary family bathroom.

Externally, the property boasts a driveway with parking for up to four vehicles. Gated access leads to a fully enclosed rear garden, mainly laid to lawn with established planting and a patio seating area, perfect for relaxing or entertaining.

Tranquil House is a substantial and beautifully presented home offering space, comfort and versatility.







Tenure: Freehold  
East Riding of Yorkshire  
Band: F

#### ENTRANCE HALL

3.36m x 3.92m (11'0" x 12'10")

Entered via a Front entrance hall with glazed side panels, stairs to the first floor accommodation, understairs cupboard, tiled floor and radiator.

#### CLOAKROOM/WC

1.75m x 1.49m (5'8" x 4'10" )

Floating hand basin, push button WC, tiling, radiator, opaque double glazed window to the front elevation.

#### SITTING ROOM

6.64m x 3.47m (21'9" x 11'4")

Double glazed window to the front elevation, double radiator, double glazed window to rear, double doors to Dining Kitchen.

#### DINING KITCHEN/FAMILY ROOM

3.26m x 6.78m x 6.63m (10'8" x 22'2" x 21'9")

Fitted with wall and floor units with granite work surfaces, one and half bowl sink unit, built in dishwasher, hob with extractor fan, "Hotpoint" microwave combination/grill, "Hotpoint" electric oven with warming drawer, built in fridge/freezer, double glazed window to the rear elevation, Bi Folding doors to the rear garden, tiled flooring, radiator and recessed Spots.

#### UTILITY ROOM

1.77m x 1.51m (5'9" x 4'11")

Fitted cupboard with sink unit, plumbing for automatic washing machine, "Potterton" wall mounted gas boiler, tiled flooring, double glazed window to the side elevation. Large cupboard housing hot water cylinder and offering good storage.

#### LANDING

5.35 x 3.14 (17'6" x 10'3")

Double glazed window to the front elevation, access to loft and double radiator.

#### MASTER BEDROOM

5.85m x 4.16m narrowing to 3.27m (19'2" x 13'7" narrowing to 10'8")

Double glazed window to the front elevation, Velux window to side and double radiator.

#### DRESSING ROOM

4.65m x 1.64m (15'3" x 5'4")

Velux window and double radiator.

#### EN-SUITE SHOWER ROOM

2.40m x 2.18m (7'10" x 7'1")

Hand basin set in vanity unit with soft close drawer. Low flush WC with push button, double shower cubicle, Velux window to the side elevation, chrome radiator and extractor fan.

#### BEDROOM TWO

4.38m x 2.63m (14'4" x 8'7")

Walk in wardrobe, double glazed window to the rear elevation and double radiator.

#### EN-SUITE SHOWER ROOM

2.48m x 1.36m (8'1" x 4'5")

Walk in shower, hand basin set in vanity unit with soft close drawer, Low flush WC with push button, opaque double glazed window to the side elevation, chrome radiator, tiled flooring and extractor fan,

#### BEDROOM THREE

3.09m x 2.95m (10'1" x 9'8")

Double glazed window to the rear elevation and radiator.

#### BEDROOM FOUR

2.95m x 3.49m (9'8" x 11'5")

Double glazed window to the front elevation and radiator.

#### BEDROOM FIVE

3.34m x 3.04m (10'11" x 9'11")

Double glazed window to rear elevation and radiator.

#### FAMILY BATHROOM

2.19m x 1.94m (7'2" x 6'4")

Hand basin in vanity unit with soft close drawer, low flush WC with push buttons, panel bath with shower attachment, recessed ceiling lighting and chrome radiator, opaque window to side and extractor fan.

#### DOUBLE GARAGE

5.88m x 5.11m (19'3" x 16'9")

Electronically operated up and over door and power and light is connected, personal door to side.

#### GARDEN

The front driveway provides ample off-street parking for up to four vehicles, with gated access to a fully enclosed rear garden. The garden is mainly laid to lawn with established plants and shrubs, and features a bespoke patio and boarding with feature lighting directly behind the house, ideal for outdoor dining and entertaining.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

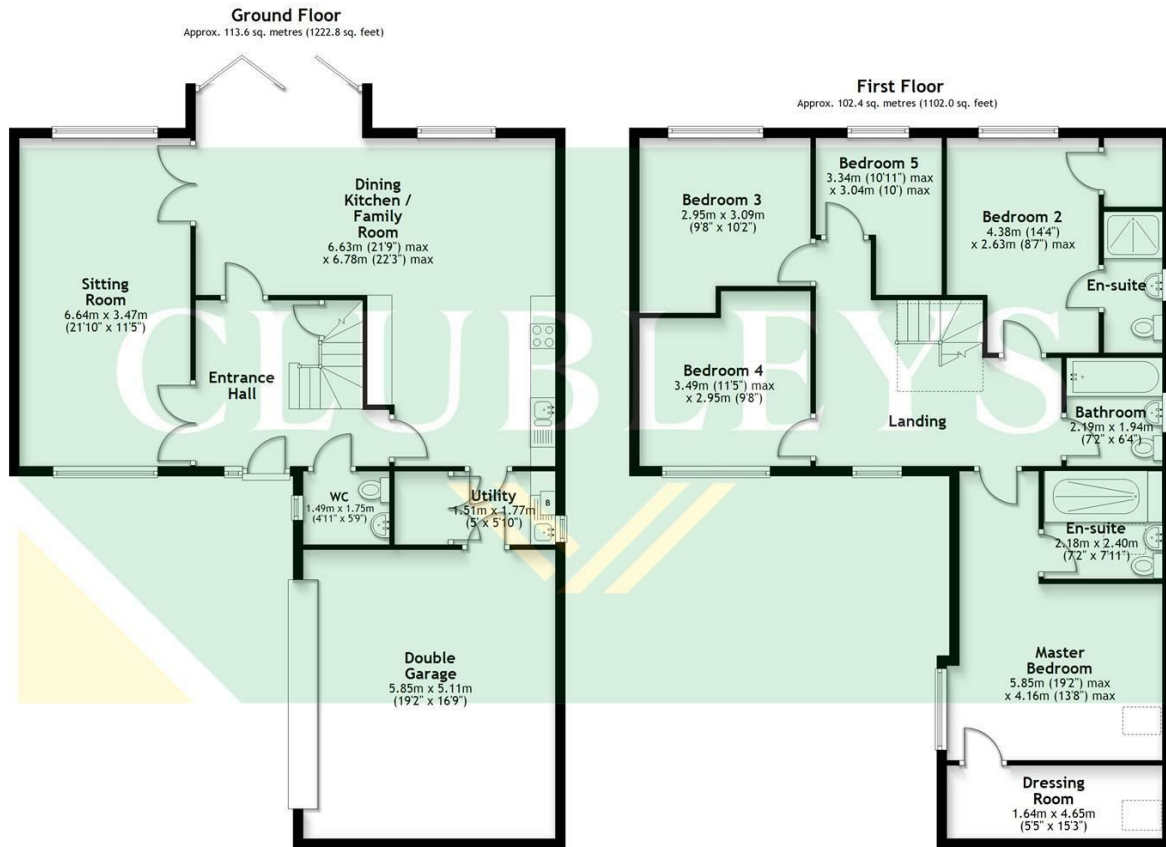
##### APPLIANCES

None of the electrical or gas appliances have been tested by the Agent.

##### COUNCIL TAX

East Riding of Yorkshire Council - Tax Band F





Total area: approx. 216.0 sq. metres (2324.8 sq. feet)

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

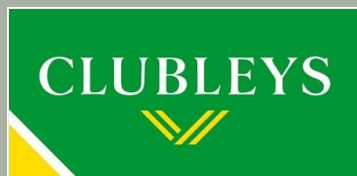
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.