

Total area: approx. 114.0 sq. metres (1227.6 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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.

VIEWING
By appointment with the Agent.

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

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

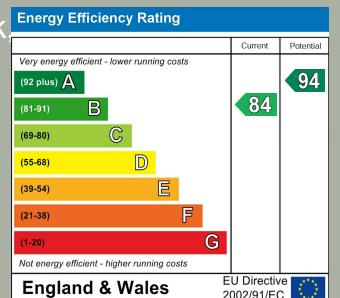
FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

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 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.

CLUBLEYS

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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.

CLUBLEYS



Discover modern living at its finest with this stunning three-bedroom detached family home, situated on a small, exclusive development on the edge of town yet within walking distance of local amenities. Only two years old and in immaculate condition, this contemporary home boasts a striking architectural design that sets it apart. The current owners carefully selected this plot off-plan for its prime position within the development and have added numerous upgrades throughout. Step inside to find a spacious entrance hall leading to a large sitting room, where a beautiful bay window floods the room with natural light. The majority of the flooring downstairs features neutral Porcelanosa tiles and oak doors throughout, adding a touch of elegance and practicality. The heart of the home is the impressive open-plan kitchen and dayroom, featuring bi-folding doors that open to the sunlit garden. This light and airy space is enhanced by extra storage cupboards, an island unit with a breakfast bar, and integrated appliances. From here, access the utility room and a cloakroom/WC. The partitioned garage offers additional storage for the kitchen, including a fantastic shelved space, whilst the front part of the garage provides further storage options. Upstairs, there are three generously sized bedrooms, each with fitted mirrored wardrobes. The main bedroom features a beautifully fitted en-suite, and there is a further family bathroom with vanity units. The highly desirable south-westerly facing rear garden, mostly laid to lawn, is perfect for outdoor living, with an extended paved seating area ideal for dining and relaxing. The garden also includes raised beds and convenient side gated access. The front of the property is attractively lawned and complemented by a block-paved driveway. This home truly offers a blend of modern design, comfort, and practicality in an enviable location. Tenure Freehold, East Riding of Yorkshire Council Band D



THE ACCOMMODATION COMPRIMES

ENTRANCE HALL

Composite front entrance door with side window panel, stairs to the first floor with under-stairs cupboard, radiator, and Porcelanosa tiled floor.

SITTING ROOM

4.31m x 3.36m (14'1" x 11'0")

Walk-in bay window to the front aspect, radiator, TV and internet hard-wired connections, telephone point.

OPEN PLAN KITCHEN/DINER

4.70m max x 5.37m max (15'5" max x 17'7" max)

The bright and airy open-plan kitchen is fitted with a range of wall and base units featuring granite work surfaces and upstands. Integrated appliances include a fridge freezer, dishwasher, AEG induction hob with a glass splashback, AEG oven, and AEG microwave/grill combination oven. The island unit has a granite worktop and a granite sink unit with a chrome mixer tap. Additional features include Porcelanosa tiled flooring, radiator, recessed ceiling lights, bi-fold doors leading to the rear garden, TV and internet hard-wired connections.

UTILITY

Fitted with a range of wall and base units comprising granite work surfaces and upstands, Porcelanosa tiled floor, plumbing for automatic washing machine, radiator, and extractor fan.

W.C.

Two-piece white suite comprising low flush W.C. and wash hand basin set on vanity unit with chrome mixer tap, Porcelanosa partially tiled walls, and tiled floor. Includes extractor fan, radiator, recessed ceiling lights.

STORE/PANTRY

2.41m x 2.78m (7'10" x 9'1")

Wall-mounted gas-fired central heating boiler, fitted shelves, tiled floor, access to roof space.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space partially boarded, radiator, fitted cupboard.

BEDROOM ONE

4.81m max x 3.36m (15'9" max x 11'0")

Fitted mirrored wardrobes with sliding doors to one wall, radiator, TV, and internet hard-wired connections.

EN SUITE

Generous sized en-suite with a three-piece white suite

comprising low flush W.C., wash hand basin set on a vanity unit with chrome mixer tap, step-in shower cubicle, Porcelanosa tiled walls, Porcelanosa tiled floor, ladder-style radiator, recessed ceiling lights, extractor fan, fitted cupboard, shaver point.

BEDROOM TWO

3.06m max x 3.00 (10'0" max x 9'10")

Fitted wardrobes with sliding mirrored doors to one wall, radiator, TV, and internet hard-wired connections.

BEDROOM THREE

3.06m max x 3.00m (10'0" max x 9'10")

Fitted wardrobes with sliding mirrored doors to one wall, radiator, TV, and internet hard-wired connections.

BATHROOM

Three-piece white suite comprising low flush W.C., wash hand basin set on vanity unit with chrome mixer tap, panel bath with shower over, shower screen, chrome mixer tap. Porcelanosa tiled walls and Porcelanosa tiled floor, recessed ceiling lights, extractor fan, ladder-style radiator, shaver point.

GARAGE/STORE

Electric up and over door, power and light, tiled floor, fitted shelves.

OUTSIDE

This property features a highly desirable south-westerly facing rear garden that enjoys abundant sunshine throughout the day. Purchased off-plan to secure an enviable plot, the garden is mostly laid to lawn with fence boundaries. It includes an extended paved patio seating area, perfect for outdoor dining with space for a table, chairs, and loungers. There is a shallow step onto the lawned garden, raised beds and convenient side gated access. The front of the property is also lawned and complemented by a block paved driveway.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the Agent.

