



Private cul-de-sac position on Welton Low Road, Elloughton. This modern detached house offers a perfect blend of comfort and style. With four spacious bedrooms, including a master ensuite, this property would make the perfect family home.

Upon entering, you will find three well-appointed reception rooms, providing ample space for relaxation and entertaining. An inviting lounge, separate dining room and conservatory. The fitted kitchen equipped with modern appliances and ample storage. Adjacent to the kitchen, the conservatory bathes the home in natural light, creating a serene space to enjoy the garden views.

The property boasts a family bathroom with additional en-suite, ensuring convenience for all family members. A utility room adds to the practicality of the home, providing additional space for laundry and storage.

Outside, the gardens compliment the property with benefit of the tandem garage which provides secure parking and extra storage, catering to all your needs.

Don't miss the opportunity to make this wonderful property your own.

ACCOMMODATION COMPRISSES:
ENTRANCE HALL

1.98 x 1.26 (6'5" x 4'1")

Composite glazed front door, understand cupboard, laminated flooring doors leading to....

CLOAKROOM/WC

2.00 x 1.00 (6'6" x 3'3")

Low level WC Vanity wash basin, laminated flooring, UPVC double glazed window to front aspect.

LOUNGE

4.39 x 3.73 (14'4" x 12'2")

UPVC double glazed bay window to front aspect, feature gas fire with surround, pendant light fitting and wall light.

DINING ROOM

3.70 x 2.51 (12'1" x 8'2")

UPVC double glazed french door to rear aspect, pendant light fitting, doors leading to....

FITTED KITCHEN

4.13 x 2.87 (13'6" x 9'4")

UPVC double glazed window to rear aspect, down lights, laminated floor, a range of base and wall mounted units, with integrated dishwasher, fridge/freezer, built in double over, and five burner gas hob, with extractor over. composite sink and a half drainer with mixer tap. Tiled splashbacks. Door leading to...

UTILITY ROOM

1.96 x 1.67 (6'5" x 5'5")

Composite half glazed door and UPVC double glazed window to side aspect, a range of base and wall mounted units, space for washer, stainless steel sink and a half drainer with mixer tap, laminate flooring, leading to side/rear garden

CONSERVATORY

2.83 x 2.67 (9'3" x 8'9")

UPVC double glazed windows and french doors, laminated flooring, down lights. Leading to rear garden.

FIRST FLOOR
LANDING

Built in airing cupboard. Loft access,with pull down ladder.

MASTER BEDROOM (ENSUITE)

4.38 x 3.02 (14'4" x 9'10")

UPVC double glazed window to front aspect, range of fitted bedroom furniture, pendant light fitting. Door leading to ensuite, fully tiled, UPVC double glazed window to side aspect, shower cubicle, vanity wash basin, concealed WC, light up mirror, down lights.

BEDROOM TWO

3.55m x 2.48m (11'7" x 8'1")

UPVC double glazed window to rear aspect, a range of built in slider wardrobes, pendant light fitting.

BEDROOM THREE

2.72m x 2.07m (8'11" x 6'9")

UPVC double glazed window to front aspect, pendant light fitting.

BEDROOM FOUR

2.76m x 2.42m (9'0" x 7'11")

UPVC double glazed window to rear aspect, pendant light fitting.

FAMILY BATHROOM SUITE

2.10 x 1.99 (6'10" x 6'6")

UPVC double glazed window to rear aspect, fully tiled, vinyl flooring panel bath with shower over, low level WC, pedestal wash basin, light up mirror, down lights, heated towel rail.

OUTSIDE
FRONT

Sweeping block paved driveway to accommodate multiple vehicles.

REAR

paved area and garden with artificial turf, well established boarders, vegetable patch, personal door leading to rear of garage.

TANDEM GARAGE

up and over door, and personal door to rear.

ADDITIONAL INFORMATION

COUNCIL TAX - Band E

***Broadband**

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

 For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/engb/mobile-coverage>
***Referral Fees**

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.

SERVICES

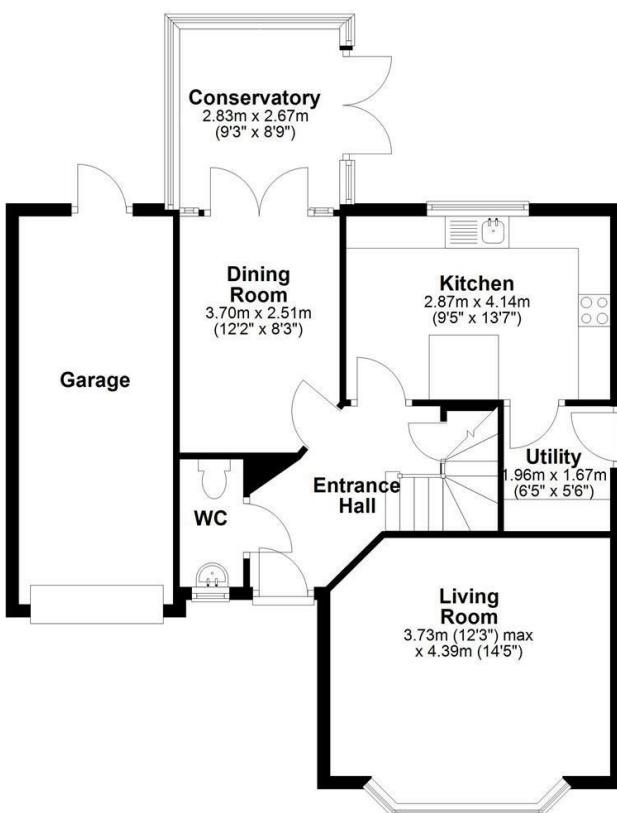
Mains water, drainage, gas and electricity are connected to the property.

APPLIANCES

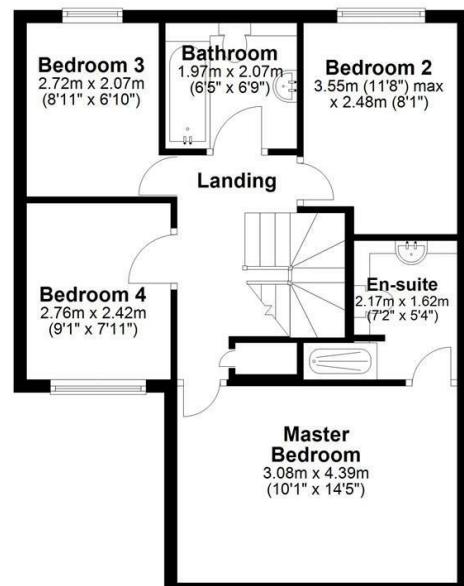
No appliances have been tested by the Agent.



Ground Floor



First Floor



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

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 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.



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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			
England & Wales		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.