

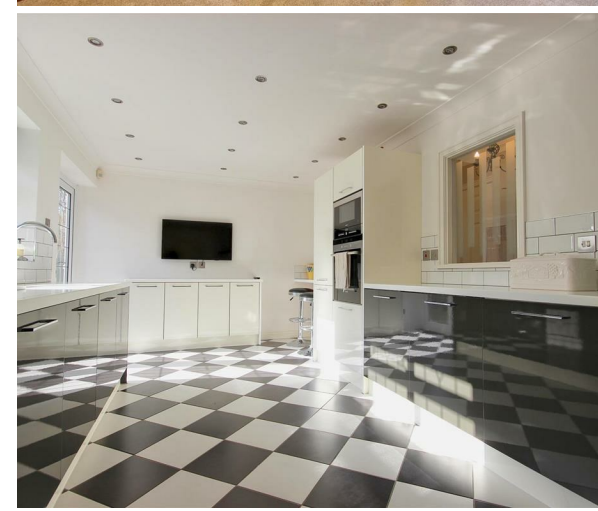


Quick & Clarke

PROPERTY SPECIALISTS

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Limone Rise Lane, Catwick, HU17 5PL
Offers in the region of £395,000



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	

- Immaculate detached bungalow
- High quality fixtures & fittings
- Two reception rooms
- Superb plot
- West facing, well secluded gardens to rear

- Simply must be viewed
- Stunning kitchen
- Well fitted master bedroom with en-suite
- Extensive parking & garage
- Energy Rating - TBC

LOCATION

This property fronts onto Rise Lane which leads from Main Street within this pleasant village location.

Catwick is an attractive rural village set along the A1035 Leven to Hornsea road, offering a peaceful countryside setting with excellent connectivity. Ideally located, the village lies approximately eight miles from the historic market town of Beverley, around 14 miles from the city of Hull, and just six miles from the East Yorkshire coastal town of Hornsea.

This well-placed location makes Catwick an appealing choice for those seeking the charm of village living while remaining within easy reach of the coast, market towns, and city amenities.

ACCOMMODATION

The bungalow sits in a generous plot, built to the owners individual design and lived in since new the accommodation has been superbly maintained and updated over recent years with high quality fixtures, fittings and integrated appliances and Roca sanitary ware to the main bathroom. The bungalow has a burglar alarm, mains gas central heating via hot water radiators, UPVC double glazed windows with attractive lead detailing, and is arranged on one floor as follows:

OPEN PORCH

With two external lights and UPVC entrance door with matching side panels opening into.

ENTRANCE HALL

9'1" x 6'9"
Which is open plan to the dining room, has ceiling cornice and one central heating radiator.

LOUNGE

14' x 17'1"
With a bow window overlooking the foregarden, a gas fire set in a marble hearth and inset with surround, ceiling

cornice, centre rose, Upvc sliding patio doors to the rear garden with a pleasant Westerly aspect, two wall light points and two central heating radiators.

DINING ROOM

14' x 11'3"
With ceiling cornice, center rose, two wall light points and one central heating radiator.

BREAKFAST KITCHEN

9'11" x 17'9"
With an extensive range of beautifully appointed base and wall units incorporating contrasting composite work surfaces with a conglomerate sink and a drainer, a matching breakfast bar, high quality appliances including a Siemens built in oven and microwave oven above, a Siemens split level five ring gas hob with cooker hood over, Siemens integrated fridge and freezer, integrated Neff dishwasher, integrated Zanussi washing machine, a built in wine fridge, tiled splashbacks, ceramic tile floor covering, downlighting to the ceiling, Upvc French doors to the rear garden and one central heating radiator.

INNER HALLWAY

With a built in cylinder / airing cupboard and one central heating radiator. An access hatch leading to the roof space which is part boarded and has a folding loft ladder, light laid on and also houses the central heating boiler.

WALK IN STORE ROOM

8'11" x 3'10"
With a good range of fitted storage cupboards incorporating work surfaces and one central heating radiator.

BEDROOM 1 (REAR)

12'7" x 12'2"
With a comprehensive range of fitted bedroom furniture including wardrobes, matching bedside tables and drawers along with a window seat which enjoys a pleasant outlook over the rear garden, ceiling cornice, centre rose and one central heating radiator with cover.

EN-SUITE SHOWER ROOM

9'10" x 4'3"
With a corner shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls, tile effect laminate floor covering, built in storage drawers, downlighting to the ceiling and a combined radiator and towel warmer.

BEDROOM 2 (SIDE)

9'11" x 11'3"
With fitted wardrobes incorporating drawers and one central heating radiator.

BEDROOM 3 (SIDE)

9' x 11'8"
Currently used as an office with high quality fitted furniture incorporating filing cabinets, display shelves and drawers along with a central desk, downlighting to the ceiling and one central heating radiator.

BATHROOM/W.C.

8'10" x 7'6"
Beautifully appointed and recently re-fitted with high quality Roca sanitaryware with a large walk in shower which incorporates a hand shower and rain shower above. Vanity unit housing the wash hand basin, low level W.C., a ladder towel radiator and chrome column radiator, ceramic tile floor covering, full height tiling to the walls, an anti-steam mirror above the sink and downlighting to the ceiling.

OUTSIDE

The bungalow sits in a particularly generous plot with a gravelled driveway/turning court, the driveway leads past the bungalow to a brick and tile built detached garage with up and over main door, side personal door, power and light laid on.

There is also an outside cold water tap. The foregarden is mainly lawned with a hedged surround and a number of shrubs.

To the rear is an superb garden enjoying a delightful westerly aspect along with a great deal of privacy. There are paved pathways, terrace and seating areas with extensive lawns over two levels. There is an ornamental pond, greenhouse, garden shed and a large circular block paved terrace with power laid on (this was used for a former water feature).

There are also external power points and outside security lighting.