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QUICK & CLARKE

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Spring House, 3 Blenheim Walk, Brandesburton YO25 8RZ

Offers in the region of £395,000

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- Delightful Property
- Tucked Away Cul-de - Sac
- Lounge & Conservatory
- Double Garage
- Must be Viewed
- Central Village Location
- Stunning Day Room & Kitchen
- Master with En-Suite
- Well Secluded Garden to Rear
- Energy Rating - C

Unexpectedly reoffered to the market! A delightful four bedroomed home enjoying a central, yet tucked away location within the popular village of Brandesburton. Beautifully appointed throughout with a conservatory extension, super combined day room & kitchen, master bedroom with en-suite, double garaging and attractive, well secluded garden to the rear. Must be Viewed!

LOCATION

This property is located within a small block paved private close serving just three properties known as Blenheim Walk which leads off Main Street (alongside number 26 Main Street), in a very convenient location close to the village centre.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by a variety of local shops, two public houses, a take-away, it's own primary/junior school and a number of recreational facilities including the nearby 18 hole golf course.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators with underfloor heating to the ground floor, double glazing to the windows and is arranged on two floors as follows:

OPEN PORCH

With outside light.

ENTRANCE HALL

9'1" x 10'4" (2.77m x 3.15m)
With composite front entrance door, staircase leading off, downlighting to the ceiling and Amtico flooring.

CLOAKS/W.C.

With a low level W.C., pedestal wash hand basin with tiled splashback and downlighting to the ceiling.

LOUNGE

16'8" x 13'5" (5.08m x 4.09m)
With an Ingle nook style fireplace incorporating a gas wood effect burning stove with timber lintel above and a brick hearth, underfloor heating and double French doors leading to:

CONSERVATORY

14'3" x 11'7" (4.34m x 3.53m)
With a brick base and feature full height picture windows overlooking the rear garden, a glass pitched roof, double French doors to the garden, ceramic tile floor covering and one central heating radiator.

COMBINED DAY ROOM AND KITCHEN

13'4" x 23' (4.06m x 7.01m)
A lovely bright and airy room with an extensive range of fitted base and wall units incorporating polished Corian worksurfaces with a matching breakfast bar and inset 1 1/2 bowl sink unit, built in Neff appliances including a double oven, microwave, dishwasher, fridge freezer, an induction hob with extractor hood over, downlighting to the ceiling and ceramic tile flooring to the kitchen area and a bow window to the front.

UTILITY ROOM

8'7" x 9'6" overall (2.62m x 2.90m overall)
With base and wall units incorporating worksurfaces with an inset stainless steel sink unit and plumbing for an automatic washing machine under, tiled splashbacks, ceramic tile flooring and composite side entrance door.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space, a deep built in cylinder/airing cupboard and doorways to:

MASTER BEDROOM

13'8" x 12'3" (4.17m x 3.73m)
With a deep walk in wardrobe, access hatch to the roof space, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

8'1" x 4'7" (2.46m x 1.40m)
With a corner shower cubicle, pedestal wash hand basin, low level W.C., full height tiling to the walls, a double glazed Velux roof light and a ladder towel radiator.

BEDROOM 2 (FRONT)

11'6" x 11'6" (3.51m x 3.51m)
With one central heating radiator.

BEDROOM 3 (REAR)

13'7" x 9' (4.14m x 2.74m)
With one central heating radiator.

BEDROOM 4 (FRONT)

9' x 8'5" (2.74m x 2.57m)
With a built in cupboard over the stairs and one central heating radiator.

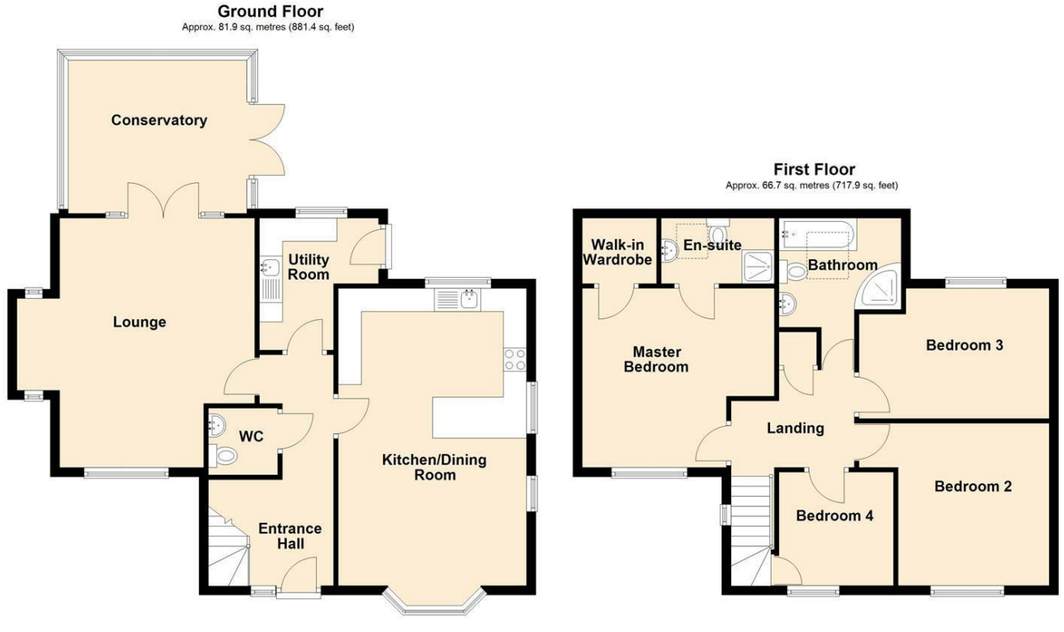
FAMILY BATHROOM/W.C.

6'6" x 10'6" (1.98m x 3.20m)
With a modern suite comprising of a panelled bath, a large walk in shower cubicle, pedestal wash hand basin, low level W.C., a double glazed Velux roof light, full height tiling to the walls, downlighting to the ceiling and one central heating radiator.

OUTSIDE

The property is approached over a private paved driveway which serves just three properties in this lovely tucked away cul-da-sac, Spring House sits in mature gardens with a well stocked foregarden and a double width gravelled parking drive is located in front of the detached double garage 19ft 10ins x 17ft 9ins with twin main doors (one automatic), personal door, power and light laid on. There is also a small boarder adjacent to the property.

To the rear is a particularly well secluded, attractive garden with a paved patio, lawn and mature boarders. There is also an ornamental pond, garden store, external lighting and outside water tap.



Total area: approx. 148.6 sq. metres (1599.3 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.