



8 Elloughtonthorpe Way, Brough HU15 1TJ
£475,000

- Five bedrooms / four bathrooms
- Three en-suite bedrooms
- No onward chain
- Fabulous move in condition
- Superb corner plot
- Open plan living dining room
- Off street parking & double garage
- Council Tax Band: F
- EPC Rating: C

A superb family home offered to the market with no onward chain and boasting a fabulous, highly flexible layout. Presented in move-in condition, the property has been thoughtfully remodelled to create a fantastic open-plan living and dining area, whilst still retaining a separate, modern kitchen that has been enhanced with feature skylights and double doors opening into the living room.

Boasting five bedrooms, three of which feature en-suite shower rooms, the property occupies an attractive corner plot on the eastern side of this popular development. The location is highly convenient, lying close to the well-regarded Welton Primary School and only 100 metres from Common Lane, which provides brilliant countryside walks as well as a handy shortcut to South Hunsley Secondary School.

The versatile layout also features a magnificent master bedroom suite dedicated entirely to the second floor, complete with a large master bedroom, a fitted dressing room, and a generous, modernised shower room.

LOCATION

The property is located on the corner of Elloughtonthorpe Way and Kettlethorpe Drive and on the south eastern side of Brough. Lying close to Common Lane the property has a feeling of peace to the rear garden which belies its development position. This large family house lies conveniently close to the broad array of amenities on offer in Brough which also has superb transport connections with its own main line railway station and lying just off the M62.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

13'6" x 11'1" (4.11m x 3.38m)
Modern composite front door, engineered oak flooring and stairs to first floor accommodation with storage cupboard under.

OPEN PLAN LIVING DINING ROOM

22'8" x 21'6" maximum (6.91m x 6.55m maximum)
This superb, dual-aspect room has been remodelled to offer a highly flexible, L-shaped layout with ample space for both living and dining furniture. Filled with natural light from front and rear windows, French doors lead out onto the garden patio. The original fireplace remains as a decorative feature but could be re-established if desired.

BREAKFAST KITCHEN

18'8" x 10'9" (5.69m x 3.28m)
A generous range of wall and base storage units with walnut fronts, granite work surfaces and matching centre island. Five ring gas hob in centre island with canopy extractor over, one and a half bowl stainless steel sink and drainer, integrated oven, combi-microwave, dishwasher and space for American style fridge freezer. Large scale porcelain tiles. Windows to the rear elevation with three separate skylights above and door opening onto the rear garden.

SITTING ROOM / STUDY

9'9" x 7'2" (2.97m x 2.18m)
Window to front elevation and a continuation of the engineered oak flooring from the entrance hall.

CLOAKROOM

5'8" x 4'11" (1.73m x 1.50m)
With a two piece sanitary suite comprising close coupled w.c. and vanity hand wash basin. Chrome heated towel rail and engineered oak flooring.

FIRST FLOOR

LANDING

Airing cupboard housing the hot water cylinder.

BEDROOM 2

11'4" x 11'6" (3.45m x 3.51m)
Two windows to the rear elevation. Twin built-in wardrobes.

EN-SUITE SHOWER ROOM

8'2" x 5'4" (2.49m x 1.63m)
Three piece sanitary suite comprising corner shower enclosure, vanity unit with molded Corian hand wash basin and back to the unit w.c. Window to rear elevation. Chrome heated towel rail.

BEDROOM 3

10'1" x 8'2" (3.07m x 2.49m)
Two windows to the rear elevation and fitted wardrobes.

EN-SUITE SHOWER ROOM

5'11" x 4'10" (1.80m x 1.47m)
Three piece sanitary suite comprising corner shower enclosure, vanity hand wash basin and close coupled w.c. Window to the rear elevation.

BEDROOM 4

11'3" x 8'9" (3.43m x 2.67m)
Currently used as a study. Fitted wardrobe and two windows to the front elevation.

BEDROOM 5

12'5" x 6'7" (3.78m x 2.01m)
Two windows to the front elevation.

BATHROOM

8'11" x 7'4" (2.72m x 2.24m)
Three piece bathroom suite comprising modern shower bath with separate thermostatic shower valve over, vanity hand wash basin and chrome heated towel rail. Window to the side elevation.

SECOND FLOOR

LANDING

Storage cupboard.

MASTER BEDROOM

20'0" x 8'11" (6.10m x 2.72m)
A superb master bedroom with dormer window to the front elevation and further Velux roof light. A wide archway leads through to a dressing room.

DRESSING ROOM

12'4" x 10'0" (3.76m x 3.05m)
Three separate built-in wardrobes and Velux skylight above the area for the dressing table.

EN-SUITE SHOWER ROOM

11'10" x 8'6" (3.61m x 2.59m)
A large en-suite shower room with twin hand wash basins, corner shower enclosure and close coupled w.c. Chrome heated towel rail and window.

OUTSIDE

The property has a small and easy to maintain front garden which sits behind a boundary hedge. The garden continues down the side of the property to the driveway which provides parking for two cars.

The rear garden is an attractive feature of this property being relatively private courtesy of the established and mature borders which contain a multitude of ornamental shrubs and trees. A wide decked seating area sits behind the living dining room and the kitchen and leads out onto a shaped lawn. A gate provides access from the rear garden onto the driveway.

GARAGE

17'5" x 16'7" (5.31m x 5.05m)
A double garage with one up and over door and supplied with light and power. Storage in the roof space and courtesy door leading out onto the rear garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

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VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.