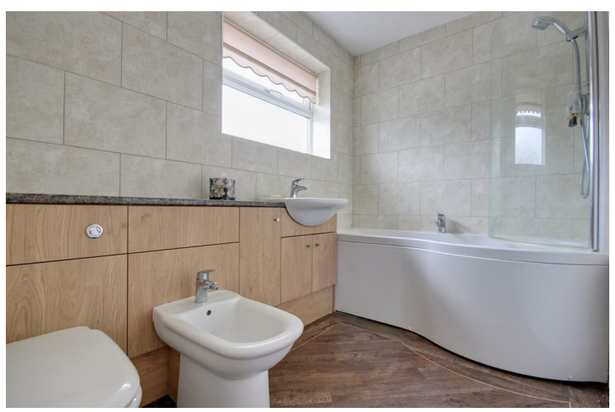

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QUICK&CLARKE
The Property Specialists

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East Riding of Yorkshire HU16 5QQ
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34 Potterdale Drive, Little Weighton HU20 3UX

£397,000

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- Four double bedrooms / Two bathrooms
- Three large reception rooms plus kitchen
- Garden office
- Skirting open fields
- Double garage and parking
- Requiring some modernisation
- Enviable village location
- Council tax band E
- EPC rating: E

A spacious and very flexibly arranged family house in an enviable position skirting open fields to the rear. Offering three reception rooms plus a further office which could be converted to a gym or hobby room, the property also has a large kitchen, utility room and four double bedrooms. With two bathrooms, one located on the ground floor, there is the further opportunity to create a ground floor bedrooms for a relative or someone with mobility issues.

Boasting a large double garage, parking and attractive and well tended gardens, viewing is highly recommended.

LOCATION
The property is located on Potterdale Drive on the north east side of Little Weighton and skirting open fields to the rear.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
11'10 x 7'9 (3.61m x 2.36m)
Timber panelled front door with ornate glass panels opening into a wide and welcoming entrance hall with storage cupboard and stairs to the first floor accommodation.

LIVING ROOM
19'11 x 12'11 (6.07m x 3.94m)
A very well-proportioned room situated to the front of the property and dual aspect with bowed windows to both front and side elevations. The focal point of the room is a granite fireplace housing an open grate fire and there is a storage cupboard to one side.

DINING ROOM
11'1 x 10'8 (3.38m x 3.25m)
Two windows to the side aspect, serving hatch through into the kitchen and double bifold doors opening into the garden room.

GARDEN ROOM
12' x 10'3 (3.66m x 3.12m)
A beautiful room with a large number of windows overlooking the rear garden, further internal window offering borrowed light through to the kitchen and window to the side elevation.

KITCHEN
17'10 x 8'9 (5.44m x 2.67m)
Offering a generous range of wall and base storage units with oak fronts, ceramic tiled splashbacks and laminate worksurfaces. Inset composite 1 1/2 bowl sink and drainer, ceramic hob with extractor over, double oven and integrated dishwasher. Window to the rear elevation, porcelain tiled floor and breakfast bar.

UTILITY ROOM
13' x 5'11 (3.96m x 1.80m)
Base and wall storage units, laminate worksurfaces, ceramic tiled splashbacks, space and plumbing for washing machine, stainless steel sink and drainer, window to the front elevation. A door leads through into the attached double garage.

DOWNSTAIRS SHOWER ROOM/CLOAKS
4'10 x 7'2 (1.47m x 2.18m)
Modern three piece suite comprising vanity unit with semi-recessed wash basin, back to the unit WC and corner shower enclosure with thermostatic shower valve. Fully tiled walls and floor, window to the rear elevation.

REAR LOBBY
8'5 x 3'2 (2.57m x 0.97m)
Positioned to the rear of the garage and accessed through a door providing internal access through the garage into this area of the house. Window to the side elevation and door opening onto the rear garden.

OFFICE
11'4 x 8'5 (3.45m x 2.57m)
Window overlooking the garden. The office could be repurposed as a hobby room or gym as required.

FIRST FLOOR LANDING

BEDROOM 1
13'3 x 10'5 (4.04m x 3.18m)
Fitted wardrobes, window to the front elevation.

BEDROOM 2
13'7 x 10'5 (4.14m x 3.18m)
Fitted wardrobes, window to the rear elevation.

BEDROOM 3
9'3 x 11'1 (2.82m x 3.38m)
Window to the front elevation and built-in cupboards.

BEDROOM 4
9'3 x 8'7 (2.82m x 2.62m)
Built-in cupboards, window to the rear elevation.

BATHROOM
9' x 5'9 (2.74m x 1.75m)
A modern four piece suite comprising vanity unit with semi-recessed wash basin, back to the unit WC and bidet, modern shower bath with Aqualisa power shower and glass screen. Ceramic tiled walls, Karndean flooring and window to the side elevation.

GARAGE
16'10 x 18'9 (5.13m x 5.72m)
A large double garage with electric insulated up & over door to the front, side window and access to the utility room and the boiler room.

ATTACHED BOILER ROOM
4'11 x 6' (1.50m x 1.83m)
Floor mounted oil boiler and storage cupboards.

OUTSIDE
The property is approached over a wide tarmac drive which provides ample parking for several vehicle and leads up to the garage. The front garden is an open plan lawn in keeping with much of the rest of Potterdale.

The rear garden is of a generous size and mature with a central lawn and wide, well-stocked flower beds. With a greenhouse, the vegetable plots have been re-wilded by the current owners but could be converted back to create a large area for growing vegetables. Skirting open fields, there is a wide patio area adjacent to the rear of the house and a shed to the side.

SERVICES
Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING
The property benefits from an oil fired central heating system.

DOUBLE GLAZING
The property benefits from 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
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
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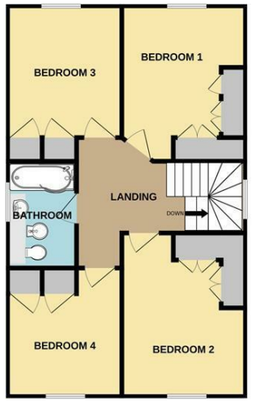
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.