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QUICK&CLARKE
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# Darcey Paddock Clementhorpe Lane, Gilberdyke HU15 2UF

**£675,000**

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- Stunning modern family house
- Large plot - 0.62 acres
- Skirting open fields
- Large and beautifully proportioned
- Approx 3,400 square feet
- Extensive parking, double garage with gym over
- 5 / 6 bedrooms
- 3 reception rooms
- Westerly facing garden
- Council tax band G. EPC rating awaited.

Magnificent, highly specified, modern house designed to make the best of family living, with large and flexibly laid out reception rooms, well-proportioned bedrooms and beautifully appointed bathrooms.

Situated on a large plot (0.62 acres) and skirting open fields, the property has extensive parking, a large double garage with gym over. Benefiting from a ground source heat pump and with an integrated music system, the reception rooms make the most of the westerly facing aspect of the rear of the property.

Immaculately presented throughout and with a fabulous homely ambience, viewing is highly recommended.

## LOCATION
The property is located on the western side of Gilberdyke on the cul-de-sac that forms Clementhorpe Lane close to its junction with Bennetland Lane. Gilberdyke is a self-contained village with a strong community feel having a local shop, primary school and mainline railway station, the property has a good selection of local amenities. Lying only 6 miles to the east of Howden, 9 miles from Goole, Hull 21 miles, Beverley 15 miles, York 25 miles, this charming village is ideal for commuters.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE HALL
A wide and welcoming entrance hall with double glass panelled doors, porcelain tiled floor which flows through into the kitchen, and oak staircase leading to the galleried first floor accommodation, with storage cupboard under.

## LOUNGE
25'10 x 12'10 (7.87m x 3.91m)
A beautiful triple aspect room with further French doors opening onto the westerly facing rear garden. The focal point of the room is a wood burning stove set on a stone hearth in an exposed brick fireplace with oak mantle above.

## LIVING ROOM
30'4 x 13'8 (9.25m x 4.17m)
A very well-proportioned room open plan into the kitchen and with space for both dining and living room furniture. Porcelain tiled floor, wood burning stove set in exposed brick fireplace which is double sided into the games room. Dual aspect with windows to the front elevation and bifold doors to the rear opening onto the westerly facing garden.

## KITCHEN
21'1 x 12'9 (6.43m x 3.89m)
A stunning kitchen with wall and base storage units with white fronts, granite worksurfaces and matching centre island with breakfast bar. Inset five ring gas hob in the centre island with extractor over. Neff double oven, combi microwave and coffee machine. Inset stainless steel sink and drainer, porcelain tiled floor, bifold doors opening onto the sun terrace of the rear garden and door into the pantry.

## PANTRY
8'11 x 5'2 (2.72m x 1.57m)
A large pantry shelved out for storage.

## UTILITY ROOM
6'6 x 6'4 (1.98m x 1.93m)
Wall and base storage units, worksurfaces, space and plumbing for washing machine. Tiled floor and door to the rear garden. Large storage cupboard which houses the ground source heat pump and the associated hot water tank.

## GAMES ROOM
19'3 x 12'11 (5.87m x 3.94m)
Accessed from the living room through double oak doors and with the wood burning stove shared with the living room. Solid oak flooring, bar set in the corner of the room, vaulted ceiling, window to the front elevation and French doors opening out onto the sun terrace of the rear garden.

## DOWNSTAIRS CLOAKROOM
8'2 x 4'6 (2.49m x 1.37m)
Pedestal wash basin, back to the wall WC, porcelain tiled floor, partially tiled walls and window to the front elevation.

## FIRST FLOOR LANDING
Oak flooring, oak staircase, window to the front elevation and storage cupboard.

## BEDROOM 1
15'1 x 13'6 (4.60m x 4.11m)
Vaulted ceiling, solid oak floor and French doors opening onto a westerly facing balcony.

## DRESSING ROOM
8'3 x 6'5 (2.51m x 1.96m)
Window to the front elevation.

## EN-SUITE SHOWER ROOM
6'9 x 8'3 (2.06m x 2.51m)
Three piece sanitary suite comprising close coupled WC, pedestal wash basin and walk-in shower, tiled walls and floor, window to the front elevation.

## BEDROOM 2
12'9 x 11'7 (3.89m x 3.53m)
Solid oak flooring and window to the rear elevation.

## EN-SUITE SHOWER ROOM
7'6 x 5'5 (2.29m x 1.65m)
Three piece sanitary suite comprising shower enclosure, pedestal wash basin and close coupled WC, window to the side elevation, porcelain tiled floor and tiled walls. Jack & Jill into Bedroom 3.

## BEDROOM 3
12'9 x 9'7 (3.89m x 2.92m)
Oak flooring, window to the front elevation, built-in wardrobes and access to the en-suite shower room.

## BEDROOM 4
11'1 x 9'6 (3.38m x 2.90m)
Oak flooring and window to the front elevation.

## BEDROOM 5
11'3 x 9'6 (3.43m x 2.90m)
Oak flooring and window to the rear elevation.

## BATHROOM
9'6 x 7'9 (2.90m x 2.36m)
Four piece sanitary suite comprising walk-in shower, close coupled WC, pedestal wash basin and free-standing bath. Travertine tiled walls and floor, chrome heated towel rail and window to the rear elevation.

## SECOND FLOOR

## BEDROOM 6
16'4 x 8'6 (4.98m x 2.59m)
Solid oak floor and window to the rear elevation.

## BATHROOM
9'6 x 7' (2.90m x 2.13m)
Three piece sanitary suite comprising pedestal wash basin, close coupled WC and shower cubicle. Cupboard housing hot water tank, oak flooring, heated towel rail and Velux skylight.

## SITTING AREA / STUDY
16'4 x 13' (4.98m x 3.96m)
A large space offering flexibility of use with dormer window to the rear elevation and solid oak flooring.

## OUTSIDE
The property is accessed through a five-bar gate, a brick wall forming the front boundary and planted with maturing silver birch trees which provide for a good level of privacy. The gravel drive extends both to the side and front of the property and provides extensive parking for several vehicles. The front garden is surrounded by wide and well-stocked flower beds with a multitude of shrubs and trees.

## DOUBLE GARAGE
19'5 x 20' (5.92m x 6.10m)
Double electric doors, light and power. Fixed staircase leads up to the gym.

## GYM
16'1 x 12'8 (4.90m x 3.86m)
Carpeted with two Velux windows to the rear elevation and further window to the side elevation.

## REAR GARDEN
The rear garden is westerly facing and very generously sized. With a wide flagged sun terrace immediately adjacent to the rear of the house and accessed off the lounge, sitting room, games room and kitchen. The sun terrace gives way to a large expanse of lawn planted with a number of fruit trees. Close to the house is a large ornamental pond well-stocked with fish and surrounded with attractive shrubbery. Behind the garage is a large vegetable plot.

## SERVICES
All mains services are available or connected to the property.

## CENTRAL HEATING
The property benefits from central heating system via a ground source heat pump with underfloor heating throughout.

## DOUBLE GLAZING
The property benefits from Mahogany windows and doors throughout with the exception of the composite front door.

## 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 Willerby office on 01482 651155 for prior appointment to view.

## FINANCIAL SERVICES
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GROUND FLOOR

1ST FLOOR

2ND 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 Willerby Office on 01482 651155 . 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.