Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

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Daisy Lodge, 14 Temple Close, Welton HU15 1NX

Offers Over £875,000

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- Incredible contemporary home
- Approximately 3,800 square feet
- Six bedrooms all with en-suite
- Stunning kitchen day room of over 1,000 square feet
- Extremely versatile accommodation
- Generous sized plot
- Beautiful terrace and barbecue area
- Substantial off street parking
- An unbelievable home
- EPC - D

An absolutely incredible conversion of a former detached bungalow, which now offers approximately 3,800 square feet of stunning contemporary living space over two floors having six bedrooms, each with en-suite, and an absolutely amazing rear living space with open plan kitchen, dining and living room. The very generous plot offers extensive gravelled parking to the front and a very well proportioned rear lawned garden offers extensively useable space, including raised terrace, substantial covered barbecue area and vegetable/fruit plot.

This is one of the most amazing conversions seen by the agent in many years and viewing will certainly not disappoint.

LOCATION
Welton provides a very convenient village location to access the A63/M62 which links Hull with the rest of the country. With a number of local services including a highly regarded public house and restaurant, Welton lies in the catchment area of the highly regarded South Hunsley Secondary School and Welton Primary School. Brough lies close by with a wide array of amenities including a Morrisons supermarket and a main line railway station.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
17'7 x 13' (5.36m x 3.96m)
Engineered oak floor, staircase to first floor, ceiling cornice and radiator.

KITCHEN DAY ROOM
41'6 x 26'7 max (12.65m x 8.10m max)
A stunning open plan living space which itself extends to approximately 1,000 square feet and provides wonderful kitchen, dining and living room area. The kitchen area offers beautifully appointed cream units with two centre islands having quartz worksurfaces, one of which includes an induction hob and sink unit. Integral appliances include two electric ovens with built-in microwave combination oven, two dishwashers and plumbing for American style fridge. The whole area boasts engineered oak flooring, with a feature stone fireplace to the living room area having granite hearth and gas log burner, along with a walk-in storage cupboard and two sets of sealed unit double glazed patio doors to the raised seating terrace. Downlighters have been installed throughout along with ceiling coving and expansive sealed unit double glazed windows create a lovely light living space.

UTILITY ROOM
9'4 x 7'3 (2.84m x 2.21m)
Fitted base and larder units with double bowl sink unit, plumbing for automatic washing machine, engineered oak floor and personnel access door to the garage.

STUDY
14'7 x 10'2 (4.45m x 3.10m)
Engineered oak floor, sealed unit double glazed patio doors to terrace and radiator.

CLOAKROOM
Low level WC with wash basin, gas fired central heating boiler and engineered oak flooring.

MASTER BEDROOM SUITE
14'8 x 25' (4.47m x 7.62m)
A lovely light and airy room with sealed unit double glazed bay window, ceiling coving and radiator.

DRESSING AREA
With fitted hanging rails and shelves.

EN-SUITE
Shower in corner cubicle, double bowl wash basin standing atop vanity unit with cupboards below, low level WC, chrome towel radiator and timber effect flooring.

BEDROOM 2
20'6 x 12'8 (6.25m x 3.86m)
Sealed unit double glazed bay window with ceiling coving and radiator.

DRESSING AREA
With fitted hanging rails.

EN-SUITE BATHROOM
Tiled bath with separate electric shower, low level WC and pedestal wash basin, herringbone timber effect floor and radiator.

FIRST FLOOR

LANDING
Built-in cupboard and radiator.

BEDROOM 3
20'8 x 14'3 (6.30m x 4.34m)
Sealed unit double glazed window overlooking rear garden and radiator.

EN-SUITE
Shower in corner cubicle with pedestal wash basin and low level WC, tile effect flooring and radiator.

BEDROOM 4
13'4 x 17'4 (4.06m x 5.28m)
Sealed unit double glazed skylight and two built-in cupboards along with radiator.

EN-SUITE BATHROOM
9'2 x 7'4 (2.79m x 2.24m)
Contemporary style bath with low level WC and cantilevered wash basin, sealed unit double glazed skylight and radiator.

BEDROOM 5
16'4 x 13'6 (4.98m x 4.11m)
Sealed unit double glazed window and radiator.

EN-SUITE
9'3 x 8'4 max (2.82m x 2.54m max)
Shower with tiled surround, pedestal wash basin and low level WC, herringbone timber effect flooring and radiator.

BEDROOM 6
14'6 x 14' (4.42m x 4.27m)
Sealed unit double glazed window, fitted hanging rails and radiator.

EN-SUITE
7'3 x 6'8 (2.21m x 2.03m)
Body shower in corner cubicle with pedestal wash basin and low level WC, tile effect flooring and radiator.

OUTSIDE
The property is approached via a substantial gravelled forecourt offering excellent car parking facility and access to the integral garage. There are also hedged boundaries and green planting areas.

The particularly good sized rear garden is beautifully presented and overlooked by a lovely raised brick sett terraced seating area. There are an abundance of fruit trees along with vegetable beds and a fruit cage offering gooseberries, redcurrant, blackcurrant, raspberries and golden raspberries. The owners have also created a wonderful covered barbecue and seating area which really does make the most of this wonderful garden.

GARAGE
29'7 x 14'3 max (9.02m x 4.34m max)
With electric door, light and power laid on.

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 sealed unit double glazing.

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

COUNCIL TAX
The Council Tax Band for this property is Band F.

VIEWING
Contact the agent's Willerby office on 01482 651155 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 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.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING
For full details of the EPC rating of this property please contact our office.

GROUND FLOOR

1ST FLOOR

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.

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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