



Quick & Clarke  
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83 Carr Lane, Willerby HU10 6JS  
£385,000

Beverley | Cottingham | Hornsea | Willerby

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- Amazing open plan living dining kitchen
- Stunning principal bedroom with en-suite shower room
- Close to schools and amenities
- Approximately 1,655 square feet gross internal
- Off-street parking and garage
- Flexibility of living space.
- Council Tax Band: D
- EPC Rating: C

This stunning family property has undergone a huge transformation and extension, resulting in a home that offers exceptional living space. The spacious open-plan living/dining kitchen is undoubtedly the heart of this property, featuring a cosy wood-burning stove, a beautifully specified kitchen with deep butcher's block work surfaces, and bi-fold doors that open out onto the garden. Extending to 1,655 square feet gross internal, the accommodation provides great flexibility, arranged over three floors, with the principal bedroom occupying the second floor, complete with a Juliet balcony and an en-suite shower room.

Further benefiting from a living room/snug on the ground floor, there is also a utility room and a shower room. The first floor hosts three further bedrooms and a beautifully appointed house bathroom.

Situated in an ideal location for accessing Wolfreton School and the amenities of Willerby, the property includes front and rear gardens, off-street parking, and a garage.

#### LOCATION

The property is located on Carr Lane in Willerby and backs onto Wolfreton School's playing fields. Situated close to the amenities of Willerby Square and the school, the property is in a fabulous location for families.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Modern composite front door with obscured glass panel, large scale porcelain tiled floor, stairs to the first floor accommodation with oak bannister and feature corner cloak cupboard.

##### LIVING ROOM/SNUG

13' x 11'8" (3.96m x 3.56m)  
An attractive living room with bay window to the front elevation, the focal point of the room is a marble fireplace housing gas living flame fire and feature enamelled radiator.

##### OPEN PLAN DAY ROOM & DINING KITCHEN

31'9" x 18'6" reducing to 16'6" (9.68m x 5.64m reducing to 5.03m)  
A stunning room which is most certainly the heart of this home. The extended kitchen area has a vaulted ceiling with skylights which add to the feeling of space and light and is bolstered by the bi-fold doors which open out onto the patio area of the rear garden. Within the day room area is a wood burning stove with built-in cupboards in an alcove to one side with an oak top which matches the oak mantel. There is a cupboard under the stairs and mounting on the wall for a television.

The kitchen has a high quality feel with white gloss wall and base storage units with matching centre island and thick butcher's block work surfaces, inset one and a half bowl sink and drainer, induction hob, integrated oven, microwave, dishwasher, inset space for American style fridge freezer, engineered oak flooring to the kitchen area and carpet to the day room.

##### UTILITY ROOM

11'10" x 7' (3.61m x 2.13m)  
An extensive range of shelving, space and plumbing for washing machine and tumble dryer, glass door onto the garden with two overhead skylights and internal door into the garage/store.

##### CLOAKROOM

5'2" x 3'8" (1.57m x 1.12m)  
Three piece sanitary suite comprising corner shower, close coupled w.c. and vanity hand wash basin with storage under.

##### FIRST FLOOR

##### LANDING

##### BEDROOM 2

13' x 11'9" (3.96m x 3.58m)  
Bay window to front elevation and fitted wardrobes.

##### BEDROOM 3

11' x 9'5" (3.35m x 2.87m)  
Bay window to the rear elevation and built-in wardrobes with sliding fronts.

##### BEDROOM 4

9' x 7'7" (2.74m x 2.31m)  
Built-in wardrobes and matching desk.

##### BATHROOM

9'3" x 7' (2.82m x 2.13m)  
Stunning four piece sanitary suite comprising corner shower enclosure, vanity hand wash basin, back to the unit w.c., bath, partially tiled walls with inset illuminated niches, oak vanity shelves and window to the side aspect.

##### SECOND FLOOR

##### LANDING

##### PRINCIPAL BEDROOM

13' x 12' (3.96m x 3.66m)  
A superb room with wide bi-fold doors to the rear elevation which pull back onto the Juliet balcony. One wall encompasses built-in wardrobes with sliding fronts.

##### SHOWER ROOM

6'4" x 5'6" (1.93m x 1.68m)  
Three piece sanitary suite comprising level access shower cubicle, close coupled w.c., vanity hand wash basin, tiled walls and floor, towel radiator and window to the rear aspect.

##### OUTSIDE

The property is set back from the road with an area of lawn to the front. A gravel drive leads through a wrought iron vehicular gate and leads up to the garage/store.

The rear garden is of a good size and largely lawned with a patio seating area adjacent to the dining kitchen. With a fenced perimeter, the garden backs onto Wolfreton playing fields and as such is not overlooked from the rear.

##### GARAGE/STORE

14' x 7'8" (4.27m x 2.34m)  
Electric roller door and supplied with light and power. Currently housing a freezer.

##### 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 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 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.

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



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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