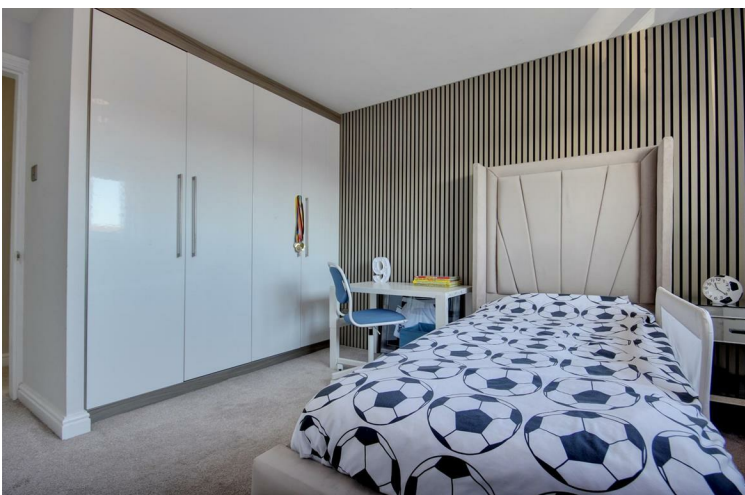




Quick & Clarke

PROPERTY SPECIALISTS

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27 Laxton Garth, Kirk Ella HU10 7NN
£560,000

- 5 bedrooms & 3 bathrooms
- 3 reception rooms - great flexibility of living space
- Immaculately presented throughout
- Show stopping, large master bedroom suite
- Quiet and peaceful cul-de-sac
- Superb views from the master bedroom balcony
- Sunny south westerly facing garden skirting open fields
- Hot tub included in sale
- Off-street parking & integral garage
- EPC Rating: C Council Tax Band: F

A fabulous modernisation and extension to create a superb five bedroom family home, which not only offers superb flexibility of living space but has been finished to a very high specification which will not fail to impress. Westerly facing to the rear and skirting open fields, the elevated position of the property offers the master bedroom fantastic views over the Southern Yorkshire Wolds from the Juliet balcony.

This large principal bedroom also has a beautifully finished en-suite shower room and separate dressing room. With three reception rooms including a stunning living/dining kitchen, the property could also be further enhanced if the new owners wished to convert part of the large integral double garage to extra living space.

Situated on a quiet cul-de-sac in one of the most sought after villages in the area, viewing of this property is a must.

LOCATION

The property is situated on the cul-de-sac forming Laxton Garth and skirting open fields with a Westerly aspect to the rear. Laxton Garth is accessed off Annandale Road on the North-Western side of the much sought after village of Kirk Ella. The property has convenient access to the A164 via Riplingham Road.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A wide and welcoming entrance hall with a feature oak front door with obscured glass panels to either side. Complementing herringbone floor covering, stairs to the first floor with attractive stair runner carpet and partially panelled walls. Large cloak cupboard with double doors.

CLOAKROOM

4'9" x 4'3" (1.45m x 1.30m)
Two piece sanitary suite comprising vanity hand wash basin and back to the unit w.c., heated towel rail, a continuation of the herringbone flooring and fully tiled walls.

LOUNGE

21'6" x 12'9" maximum (6.55m x 3.89m maximum)
A beautifully proportioned room with a bay window to the front elevation. A media wall encompasses one full wall with a central mounting for a television and shelving in alcoves to either side. Beneath the television mounting is a fabulous contemporary styled electric fire.

PLAYROOM

12'9" x 9'9" (3.89m x 2.97m)
Offering flexibility of use and opening into the garden room.

GARDEN ROOM

12'6" x 9'7" (3.81m x 2.92m)
A fabulous light and bright room with bi-fold doors pulling back onto the Westerly facing garden and large skylight above, mounting on wall for television and low level storage beneath.

LIVING/DINING KITCHEN

29'1" x 16'4" reducing to 11'2" (8.86m x 4.98m reducing to 3.40m)
A stunning kitchen offering a very extensive range of wall and base storage units with contemporary styled fronts and complementing quartz work surfaces, induction hob set into the large centre island with breakfast bar, inset sink, double oven and microwave, integrated dishwasher, large scale porcelain floor in the kitchen area and herringbone flooring in the dining area. Bi-fold doors opening out onto the Westerly facing garden with a further window to one side. Interior door to double garage.

UTILITY ROOM

4'10" x 4'7" (1.47m x 1.40m)
Space and plumbing for a washing machine and tumble dryer with wall storage units above.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

19'1" x 15'1" (5.84m x 4.60m)
A fabulous room with superb proportions and with a wide Juliet balcony to the Westerly aspect which offers open views over the fields to the Southern part of the Yorkshire Wolds, two contemporary styled wall radiators either side and contemporary styled electric fire set in a marble surround with matching hearth.

EN-SUITE SHOWER ROOM

7'3" x 5'6" (2.21m x 1.68m)
Three piece sanitary suit comprising wall hung vanity hand wash basin and back to the unit w.c., walk-in shower enclosure, wall mounted mirror with inset lighting, tiled walls and heated towel rail. Window to the front elevation.

DRESSING ROOM

Open to the principal bedroom with an extensive range of modern wardrobes and window to the front elevation.

BEDROOM 2

14'9" x 9'11" (4.50m x 3.02m)
Window to the front elevation and modern wardrobes.

EN-SUITE SHOWER ROOM

6'2" x 5'9" (1.88m x 1.75m)
Three piece sanitary suite comprising vanity hand wash basin, back to the unit w.c., shower enclosure, fully tiled walls, window to the front elevation and heated towel rail.

BEDROOM 3

12'4" x 9'8" (3.76m x 2.95m)
Modern fitted wardrobes and window to the front elevation.

BEDROOM 4

9'3" x 9'9" maximum (2.82m x 2.97m maximum)
Modern fitted wardrobes and window to the rear elevation.

BEDROOM 5

9'8" x 8'10" (2.95m x 2.69m)
Window to the rear elevation.

BATHROOM

7'5" x 6'7" (2.26m x 2.01m)
Three piece sanitary suite comprising back to the unit w.c., vanity hand wash basin, panelled bath, fully tiled walls and floor, heated towel rail and window to the rear elevation.

GARAGE

17'9" x 15'4" (5.41m x 4.67m)
An integral garage with door from the kitchen and insulated double up-and-over vehicular door, supplied with light and power, wall mounted boiler, and currently partially used as a gym.

FORNT GARDEN

The property is set back form the cul-de-sac with a wide block sett drive leading up to the garage. To one side there is an open plan area of lawn. Access can be gained down the side of the property.

REAR GARDEN

The rear garden is Westerly facing with a composite decked patio area immediately adjacent to the living/dining kitchen where there is currently a hot tub. The decking leads out onto a wide area of lawn and the whole garden is relatively private having a boundary of high hedging.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.



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.