

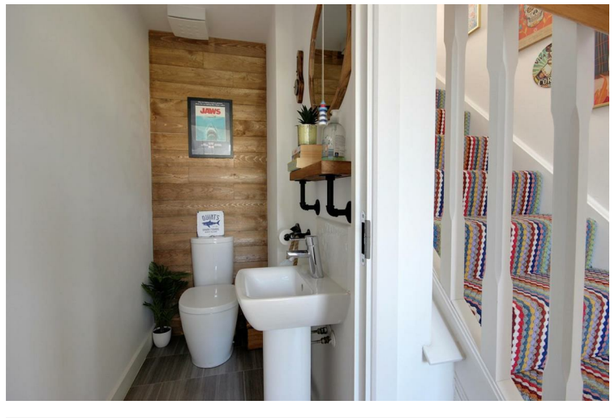


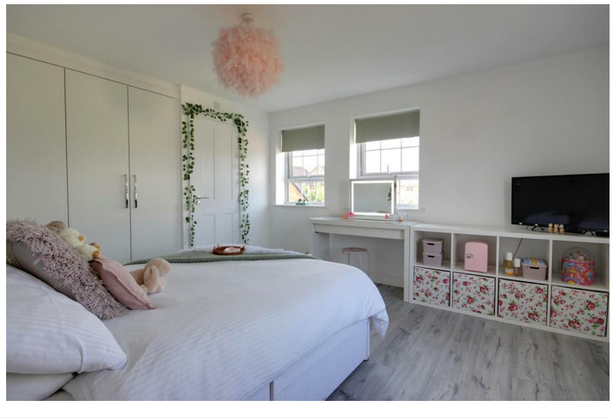












Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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23 Stromberg Street, Anlaby HU10 7ER

Offers Over £425,000

Beverley | Cottingham | Hornsea | Willerby

- A truly stunning detached family home
- In excess of 1800 square feet
- Lounge with dual aspect
- Living Dining Kitchen & Utility room
- Five good size Bedrooms
- Three Bathrooms & downstairs WC
- Enclosed rear lawned garden
- Side driveway & single garage
- Viewing is an absolute must
- EPC rating: B; Council Tax band: F

Occupying one of the best plots on the development overlooking the Green, we are delighted to present to the market this spacious, versatile, detached family home. Having been completely enhanced by the current owner to provide an abundance of stylish elevations throughout to which an early viewing is an absolute must!

With over 1800 square feet of accommodation the property enjoys Entrance Hallway with WC off, spacious Lounge with dual aspect, Living Dining Kitchen with French doors to garden, Utility Room with side door to the driveway. To the first floor the landing leads to THREE DOUBLE Bedrooms and two Bathrooms, to the second floor the landing leads to two further Bedrooms and a modern Shower Room.

Enclosed lawned garden to the rear and side driveway providing off-street parking for several vehicles and leading to the single garage. With "showhouse" qualities flowing throughout this beautiful home really is something extremely special.

LOCATION
Stromberg Street is located off Wilson Street and is a small, exclusive development by David Wilson Homes. Lying within ease of reach of Anlaby village centre which offers a good selection of local amenities and facilities, and a bus service connecting further afield.

Anlaby is a popular location and is ideally situated for access to the A63/M62 and further trunk roads over the Humber Bridge. Willerby lies approximately 2 miles from the property and Hull city centre is approximately 4 miles away..

THE ACCOMMODATION COMPRISES

GROUND FLOOR
A door with overhead glazed insert leads into:

ENTRANCE HALLWAY
Staircase leading to the first floor accommodation.

CLOAKS
Two piece suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE
20'11" x 12' (6.38m x 3.66m)
uPVC double glazed bay window to the side elevation and uPVC double glazed window to the front elevation, attractive wood laminate flooring flowing throughout and TV aerial point. A stunning brick feature wall with enhanced lighting and complimented with a feature rustic wooden shelved wall. The room enjoys a dual aspect creating superb light flow!

LIVING DINING KITCHEN
15'9" decreasing to 11'7" x 21'1" (4.80m decreasing to 3.53m x 6.43m)
uPVC double glazed bay with French doors leading out into the rear garden. To the kitchen there is an extensive range of white base and wall units with wood effect work surfaces, island and built-in breakfast bar with one and a quarter bowl sink unit with drainer, stainless steel gas hob with stainless steel chimney extractor and stainless steel double oven, integrated dishwasher and integrated fridge freezer. There is a TV aerial point to the living/dining area and the entire area is tiled.

UTILITY ROOM
Door with glazed inserts leading onto the driveway, matching units to those in the kitchen, gas central heating boiler, understairs cupboard, space and plumbing for washing machine and space for a tumble dryer.

FIRST FLOOR

LANDING
Fixed staircase leading to the second floor and uPVC double glazed window to the front and rear elevations.

BEDROOM 1
12'7" x 11'8" (3.84m x 3.56m)
uPVC double glazed window to the front and side elevations, modern fitted wardrobes in white providing hanging and storage facilities. TV aerial point.

EN-SUITE
uPVC double glazed window to the front elevation, three piece modern suite in white comprising low level w.c., wash hand basin and independent shower cubicle with thermostatic shower and tile splashbacks to wet areas, shaver socket and tiled floor.

BEDROOM 3
12'4" x 12'2" (3.76m x 3.71m)
uPVC double glazed window to the front elevation.

BEDROOM 4
12'5" x 8'8" (3.78m x 2.64m)
uPVC double glazed window to the side elevation.

BATHROOM
Three piece modern suite in white comprising panelled bath with central taps and thermostatic shower over with shower screen, pedestal wash hand basin, low level w.c. and beautiful contemporary tiled splashbacks.

SECOND FLOOR

LANDING
Velux roof window.

BEDROOM 2
16'1" maximum x 11'9" maximum (4.90m maximum x 3.58m maximum)
Velux roof window, uPVC double glazed window to the front elevation and fitted wardrobe.

BEDROOM 5
11'9" x 9'10" maximum (3.58m x 3.00m maximum)
uPVC double glazed window to the front elevation.

SHOWER ROOM
Modern three piece suite in white comprising independent shower cubicle, low level w.c. and pedestal wash hand basin with tiled splashbacks to wet areas.

OUTSIDE
To the front of the property is an enclosed lawned garden which extends to the side with a paved patio and attractive wrought iron fencing. A side driveway provides off-street parking for several vehicles and leads down to the detached garage which has up-and-over door, power and light.

The rear garden has a brick and timber boundary and has a small patio leading down to a vast lawn providing a great outdoor space.

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

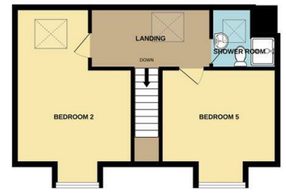
GROUND FLOOR



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.