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QUICK & CLARKE
The Property Specialists

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77 Elveley Drive, West Ella HU10 7RX

Offers Over £840,000

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Located within this most highly regarded and sought after location we are delighted to present to the market what can only be described as a absolutely exceptional detached TRUE bungalow!

The property exceeds 2,800 square feet of living accommodation. This impeccable home has beautifully proportioned living space with luxuriously styled elevations throughout!

With double electric gates providing access to the ample driveway, the meticulously presented interior enjoys Entrance Vestibule, Dining Reception, two Cloaks with WC, spacious Lounge with bi-folding doors and feature fireplace, absolutely stunning Living Dining Kitchen with a bespoke Kitchen area including large central island and a host of built-in appliances. The Living Area enjoys undisturbed views over the large WEST facing gardens, Utility Room with additional Utility Area. FOUR DOUBLE Bedrooms (three fitted); the principal Bedroom with En-suite Bathroom and additional family Shower Room.

There is a lobby leading off the hallway providing a fixed staircase to the vast loft area which we are informed did have planning permission (now lapsed) for two Bedrooms, Bathroom, Lounge and Kitchenette - this area would be a great opportunity for further En-suite Bedrooms (subject to renewed planning).

Once you step outside into the rear garden the attention to detail does not stop at the property! With a vast decking area providing great outdoor space, steps down to the LARGE WEST facing lawned garden. There are THREE garden sheds all with power and lighting. The piece de resistance has to be the BAR! Extending to over 50 feet in length with two WCs, large bar area, bi-folding doors and an air con unit - where staying in is the new going out!! The property enjoys solar panels with an annual feedback tariff!

This property is one of the finest bungalows seen, where the owners have paid so much attention to detail and created a truly outstanding family home! It will be impossible to not fall completely in love with this property and an early viewing has to be a must!

LOCATION

Located on Elveley Drive, the property provides an ideal base for access to West Ella, Swanland, Kirk Ella, Hull city centre, A63/M62 trunk routes, and is also only 8 miles from the historic market town of Beverley. West Ella is definitely one of the most desirable places to live in East Yorkshire. The picture postcard village of West Ella lies centrally between Kirk Ella and Swanland on the Eastern edge of the Yorkshire Wolds. The village lies on West Ella Road and was beautified by the owners of the Sykes family in the 19th Century and as a consequence much of the area is now a Conservation Area with many Listed Buildings. The village is characterised by its white pebble dash cottages and is well placed for the surrounding area's shops, schools and amenities including many conveniently placed supermarkets. A variety of sporting facilities are also to hand with the well renowned Hull Golf Club situated approximately 1 mile away.

THE ACCOMMODATION COMPRISES

ENTRANCE VESTIBULE

8'2 x 5'7 (2.49m x 1.70m)
A uPVC door with glazed inserts and side windows leads into the entrance vestibule. A door leads into the dining reception room.

DINING RECEPTION ROOM

19'11 x 12'9 (6.07m x 3.89m)
Open access to the living dining kitchen, hallway and cloakroom.

CLOAKROOM

uPVC double glazed window to the front elevation, modern two piece suite in white enjoys low level WC and pedestal wash hand basin. All beautifully complemented with full height Italian tiling and a towel radiator. A door provides access to a storage area which has a fixed staircase leading to the loft area.

LOUNGE

22'2 x 18'8 (6.76m x 5.69m)
uPVC double glazed bi-folding doors opening out into the rear garden. A stunning limestone fireplace with large remote control integral living flame gas fire, picture rail, feature moulding to ceiling and ceiling coving, TV aerial point. A large spacious room with undisturbed views over the rear garden.

LIVING DINING KITCHEN

43'8 x 19'8 decreasing to 18'7 (13.31m x 5.99m decreasing to 5.66m)
uPVC double glazed windows and French doors overlooking the rear garden. An extensive range of bespoke white oak base and wall units incorporating large storage drawers, all beautifully complemented with granite worksurfaces. There is a Belfast sink with large mixer spray tap, and the six ring Smeg gas hob is inset within a chimney feature with integral extractor, spice storage cupboards to either side and Delft rack above. There are two single Neff slide-and-hide fan ovens with a central Neff microwave and warming drawer below. There is space and plumbing for an American fridge freezer and an integrated dishwasher. The central island provides a great breakfast bar superb for family living and entertaining having an integral wine fridge. There is a host of curved edge units and two glass display cabinets with integral lighting. This whole area is beautifully complemented by Karndean tiling which flows throughout and extends into the utility areas.

UTILITY ROOM

9'8 x 6'7 (2.95m x 2.01m)
uPVC double glazed window to the side elevation. Matching units and drawers to the kitchen with granite worksurfaces and tiled splashbacks. Space and plumbing for washing machine, space for tumble dryer, sunken sink unit with mixer tap and attractive Karndean tiled flooring.

UTILITY LOBBY

The utility lobby has tiled walls, Karndean flooring and provides a great storage area with access to an additional downstairs WC.

DOWNSTAIRS WC

Modern two piece suite in white enjoying pedestal wash hand basin with low level WC, uPVC double glazed window to the side elevation.

BEDROOM 1

22'2 max x 16'3 to wardrobes (6.76m max x 4.95m to wardrobes)
(22'2 decreasing to 16'1 x 16'3 to wardrobes) uPVC double glazed picture window enjoying splendid views over the rear garden. A host of beautifully styled fitted bedroom furniture includes fitted wardrobes, storage drawers with central cupboard housing a TV point and space for large flat screen TV. There is a dressing table with curved edge units, drawers and bedside tables.

EN-SUITE

12' x 5'5 (3.66m x 1.65m)
uPVC double glazed window to the side elevation. Modern four piece suite in white enjoys curved bath with mixer shower head and taps, pedestal wash hand basin, low level WC and good sized independent shower cubicle. All beautifully styled with full height tiling, extractor, shaver socket and towel radiator.

BEDROOM 2

15'1 x 11'2 (4.60m x 3.40m)
uPVC double glazed picture bay window to the front elevation and TV aerial point. Fitted wardrobes, bedside cabinets and drawers provide hanging and storage facilities.

BEDROOM 3

11'7 x 11'7 max (3.53m x 3.53m max)
uPVC double glazed picture bay window to the front elevation and TV aerial point. Fitted wardrobes provide hanging and storage facilities.

BEDROOM 4

11'7 x 9'10 (3.53m x 3.00m)
uPVC double glazed picture bay window to the front elevation and Two double cupboards and drawers. TV aerial point.

FAMILY SHOWER ROOM

uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys low level WC, pedestal wash hand basin and independent shower cubicle. All beautifully complemented with full height tiling and extractor.

LOFT AREA

The loft area provides so much development potential. It did have planning permission (which is now lapsed) to provide two bedrooms, bathroom and lounge with kitchenette off. This could easily be resubmitted to provide further bedroom space.

OUTSIDE FRONT

To the front of the property there is a brick wall with two electric sliding gates and a half moon block sett driveway providing ample off street parking. Secure gated entry to the side provides access to the rear of the property. There is an attached timber workshop/store which could provide great home office facilities.

REAR GARDEN

The rear garden is absolutely outstanding! Having an extensive west facing plot with a vast meticulously lawned garden with well stocked and maintained borders along with established trees. There are three good sized timber sheds which have power and light and again provide the possibility to work from home. Directly from the living dining kitchen there is a large decking area with integral lighting and beautiful rope balustrades, with steps leading down to the lawn. The rear garden offers a very good degree of privacy and provides superb outdoor family living.

BAR

37'11 x 14' max (11.56m x 4.27m max)
uPVC double glazed French doors and window, and uPVC double glazed bi-folding doors opening out onto the decking. The bar itself has an array of cupboards, sink unit, space for a large fridge (fridge available by separate negotiation) and has the traditional handrail and footrail around. Laminate flooring flows throughout, TV aerial point, air conditioning and access to two WCs, both of which have low level WC and pedestal hand wash basin. This is an absolutely amazing entertainment area where staying in is definitely the new going out! You would not want to pull yourself away from this superb bar.

SOLAR PANELS

There are solar panels with a power bank provided in the garage. We are informed that there is a feedback annual tariff of approximately £800-£1000. Of course this is subject to change and also provides free electricity during the daylight hours.

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).

COUNCIL TAX

We believe the Council Tax Band for this property is Band G.

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

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.