



Dee Atkinson & Harrison

27 STATION ROAD, HUTTON CRANSWICK, DRIFFIELD, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

27 STATION ROAD HUTTON CRANSWICK, YO25 9QZ

Guide Price

£649,950

**Beverley 14 miles
| Hull 23 Miles | York 28 miles**

Discover this rare opportunity to own a one of a kind property that redefines modern 'smart' living. Nestled on 0.69 acres of lush, serene land, this fully renovated detached bungalow is a true gem. Offered to the market with no onward chain, 27 Station Road allows you to step into a world of contemporary elegance with an open-plan layout that seamlessly blends style and functionality. The heart of the home is the expansive living area which is great for both relaxing and entertaining. Not only is the inside breathtaking, externally, the vast garden space is a private sanctuary which could be enjoyed by all the family.

The property briefly comprises:- entrance into an open plan lounge, kitchen/dining/day room, three double bedrooms with family bathroom, inner hallway leading to the main bedroom with en-suite and built in walk in wardrobe, generous garden to the rear, workshop with WC, detached single garage, store room and ample off street parking.

LOCATION

The focal point of this delightful village is the large attractive of well-maintained village green, where in addition to the pond with its seating area, a War Memorial and a large children's playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butcher's shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.



ENTRANCE HALL- 5'0 (1.41m) x 23'10 (7.29m)

Light and inviting entrance hall with composite door and window panel detail to the front aspect, wall lighting, built in storage cupboard, oak effect laminated flooring, digital thermostat and power points. There is also access to the loft.

LOUNGE- 13'0 (3.89m) x 15'9 (4.81m)

Cosy and modern lounge area with large bay window to the front aspect with integral blinds, wall lights, custom built media wall with fitted shelving and storage, oak effect laminated flooring, digital thermostat, TV point and power points.

OPEN PLAN KITCHEN/DINING AREA- 21'0 (6.34m) x 39'3 (11.99m)

Beautifully appointed and stylish open plan area with inset spotlights, patterned tiled splash back, a range of contrasting wall, base and soft closing drawers, extensive three meter breakfast bar island which can seat six people with pendant lights, quartz worktops, double sink with mixer tap with pull out hose, built in wine racks, space for an American style fridge/freezer, integrated dishwasher, built in eye-level oven and microwave, gas hob with extractor hood, oak effect laminated flooring, and power points.

This further leads onto:

DAY ROOM

Leading on from the kitchen is a very well proportioned and immaculately presented living area with Bi-Folding doors to the rear aspect which expand to five meters leading out to a patio area, inset spotlights, fabulous vaulted ceiling with velux window and ceiling fan, log burning stove making it the main focal point of the room, oak effect laminated flooring with underfloor heating, TV and media points and power points.

UTILITY ROOM- 10'0 (3.03m) x 8'2 (2.51m)

Another sizeable and useful space with door to the side aspect, patterned tiled splash back, a range of wall and base units with laminated worktop, sink with mixer tap and pull down hose, plumbing for washing machine, built in cupboard housing a smart function 300L hot water boiler, laminated flooring and power points.

BEDROOM TWO- 13'0 (3.89m) x 13'3 (4.06m)

Light and bright double bedroom with large bay window to the front aspect with integral blinds, fitted carpets, digital thermostat and power points.

BEDROOM THREE- 14'0 (3.89m) x 13'3 (4.06m)

Another double bedroom with window to the side aspect, fitted carpets, digital thermostat and power points.

BEDROOM FOUR- 9'0 (2.62m) x 14'1 (4.30m)

A further good size bedroom with window to the side aspect, fitted carpets, digital thermostat and power points.

FAMILY BATHROOM- 6'0 (1.88m) x 9'9 (2.98m)

Wet room style bathroom which oozes style with fully tiled walls, four piece bathroom suite comprising:- low flush WC with concealed cistern, wall mounted sink with mixer tap and vanity unit, freestanding bath, walk in shower with rainfall head, additional shower attachment and spa jets. It also benefits from a wall mounted vanity mirror with anti-fog and LED lights, heated towel rail, tiled flooring, shaving point and extractor fan.

INNER HALLWAY- 3'0 (1.02m) x 10'7 (3.23m)

Leading to the master bedroom suite with sun tunnel, oak effect laminated flooring and digital thermostat.

MASTER SUITE- 12'0 (3.75m) x 16'2 (4.93m)

Spectacular master bedroom with French doors to the rear aspect leading onto the garden, integral blinds, high vaulted ceilings with ceiling fan and inset spotlights, custom-built walk in wardrobe, fitted carpets, digital thermostat, TV and media point and power points.

EN-SUITE- 6'0 (1.87m) x 10'0 (3.06m)

Another impressive wet room style shower room with opaque window to the rear aspect, fully tiled walls, inset spotlights, three piece bathroom suite comprising:- low flush WC with concealed cistern, matching 'his and hers' sink with mixer tap and vanity unit, walk in shower with rainfall head, additional shower attachment and spa jets, wall mounted vanity mirror with anti-fog and LED lights, heated towel rail, tiled flooring and extractor fan.

GARDEN

Sitting on a generous plot which extends to just over 2/3rds of an acre, there is gated access to the front of the property from both sides. To the immediate rear of the property is a extensive patio area with Indian Sandstone which is perfect for outdoor/indoor entertaining as it has full access to the inside of the property. Decking area to the side which provides a further seating area. Leading on from this are steps heading up to an extensive lawned garden which benefits from mature trees, planted flowers and shrubs with hedged boundary which is enjoyed by wildlife. Further on from this to the rear of the garden is a former stable block providing additional storage.

GARAGE- 9'0 (2.78m) x 19'8 (6.01m)

Single detached garage with up and over door, window and pedestrian door to the side aspect and power. To the rear of the garage is a built on brick storage room.



WORKSHOP & OUTBUILDINGS- 9'0 (2.76m) x 18'3 (5.58m)

Additional brick built workshop which is of generous size with door to the front aspect and windows to all three sides. There is also a separate building which houses a WC and wall mounted hand basin.

PARKING

An extensive size frontage with dual entrances which is gravelled and landscaped. There is also a block paved section leading up to the garage.

SERVICES

Understood to be connected to mains electric and water. Zonal smart technology infra red system throughout.

TENURE

The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'D'.

EPC

This property's energy rating is E

VIEWING

Strictly by appointment with the sole agents.

FREE VALUATION

If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified clients.





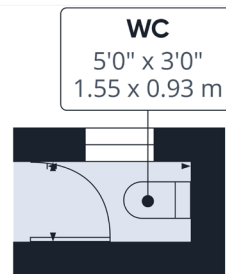
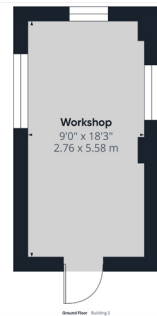
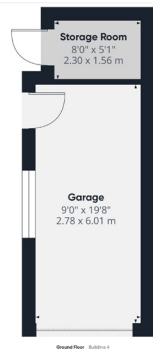
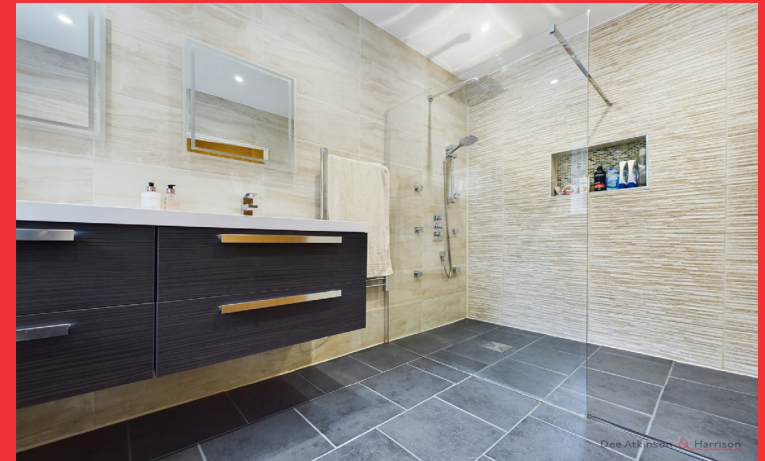


Approximate total area⁽¹⁾
2163.22 ft²
200.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





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