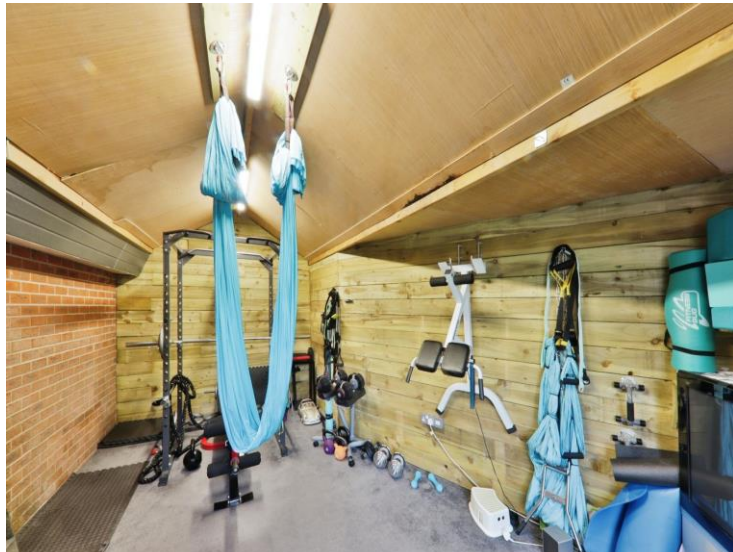




8 Carlton, Elloughton, Brough, East Riding of Yorkshire, HU15 1FF

FINE & COUNTRY

DISCOVER THE EPITOME OF MODERN LIVING IN ELLOUGHTON, EAST YORKSHIRE



This property seamlessly blends contemporary design with spacious living areas, providing an ideal backdrop for family life. With five bedrooms, three bathrooms, and a gymnasium, this home is perfect for those seeking comfort and style in a prime village location.

Agent's Perspective:

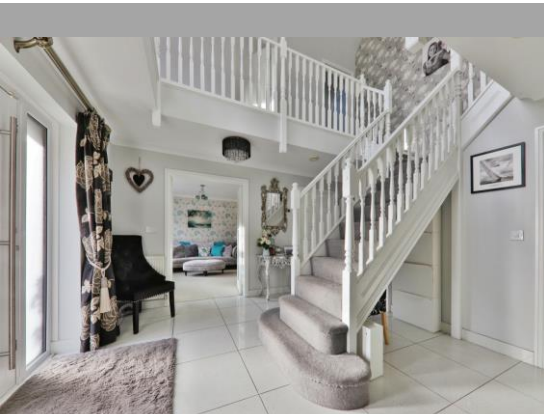
Welcome to your future home, where every detail has been carefully considered to create a space that not only meets but exceeds modern living expectations. As you step into this property in Elloughton, East Yorkshire, you'll find yourself immersed in the best of contemporary open-plan design.

The heart of the home is a fantastic open-plan dining living kitchen, measuring an impressive 37' x 17'. The seamless flow of this space is accentuated by a superb extension, flooded with natural light from a stylish lantern feature. Picture yourself entertaining friends and family in this expansive area, creating memories against the backdrop of a thoughtfully designed living space.

Beyond the kitchen, you'll discover three additional reception rooms, offering versatility for your lifestyle needs. Whether you desire a cosy reading nook, a playroom for the kids, or a formal entertainment space, this property has it all. Practicality meets luxury with a dedicated utility room, ensuring household chores are a breeze, and a convenient downstairs WC for added comfort.

Upstairs, five well-appointed bedrooms await, providing ample space for the whole family. Three bathrooms mean no more morning queues, ensuring a harmonious start to your day. Need a dedicated workout space? The gymnasium is ready for your fitness routines.





Step outside into an inviting outdoor entertaining area, perfect for al fresco dining or simply enjoying the fresh air. Parking is no problem with room for six cars plus a double garage. The property's location ensures you're not just getting a beautiful home but also easy access to excellent local amenities, a well-connected roadway network, and proximity to highly regarded schools for your convenience.

In summary, this property in Elloughton, East Yorkshire, is not just a house; it's a home where modern convenience meets style, creating the perfect backdrop for your family's story.

Location

Elloughton lies approximately eleven miles west of Kingston upon Hull and is considered by many to be one of the most exclusive areas in East Yorkshire. The village benefits from first class road connections via the nearby A63/M62 dual carriageway and motorway link and there is a local bus service with a mainline train station located in the neighbouring village of Brough where a range of local shops and amenities including a supermarket, banks, restaurants and local pubs may also be found. Primary schooling is available within the village with secondary schooling located in the nearby village of Melton.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

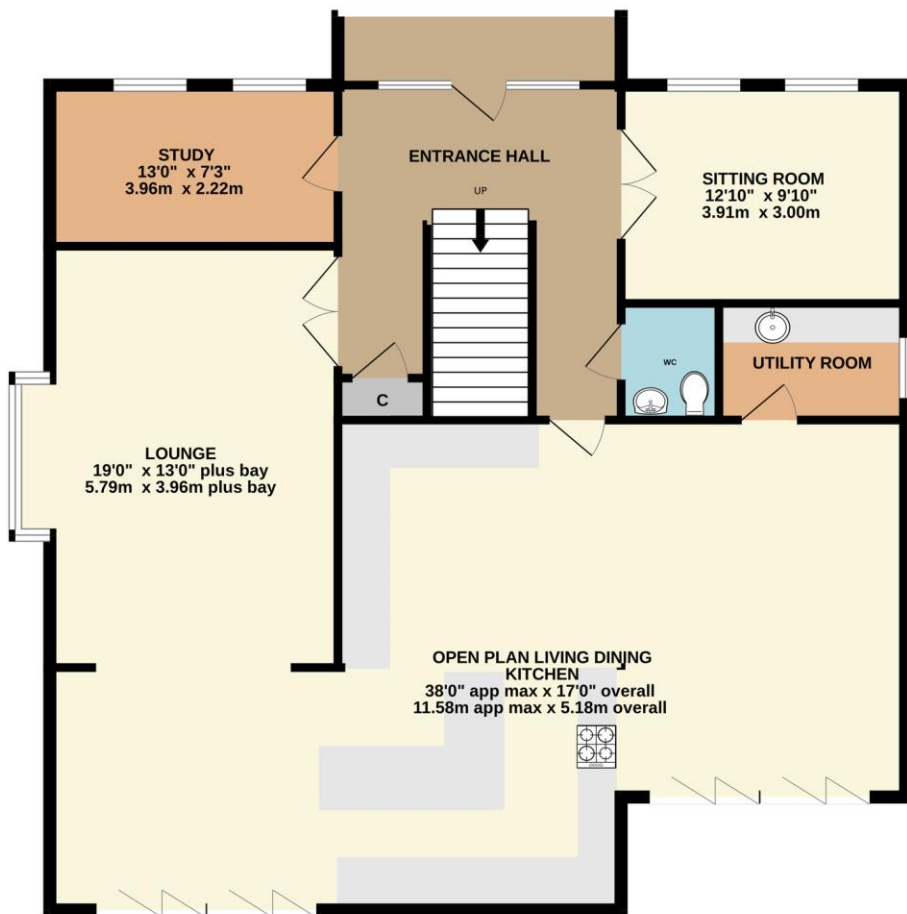
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

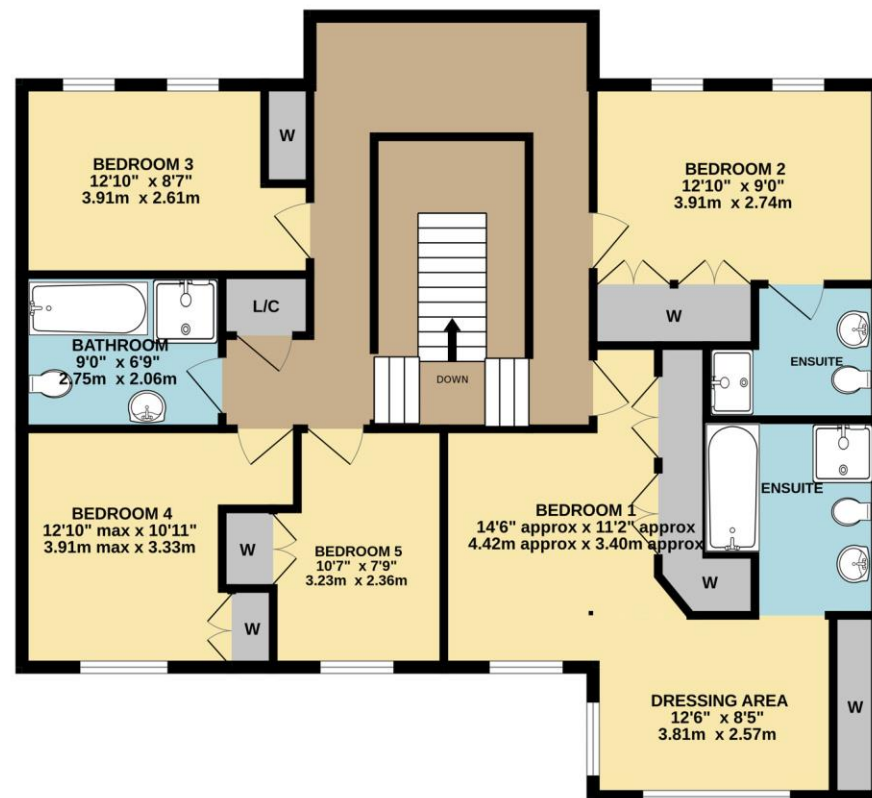
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GROUND FLOOR
1420 sq.ft. (132.0 sq.m.) approx.



1ST FLOOR
1128 sq.ft. (104.8 sq.m.) approx.



CARLTON, ELLOUGHTON, BROUGH, HU15 1FF

TOTAL FLOOR AREA : 2548 sq.ft. (236.8 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

