



Wavertree, South Ella Drive, Kirk Ella, East Yorkshire, HU10 7LL

FINE & COUNTRY

## SPACIOUS AND STYLISH 5-BEDROOM FAMILY HOME IN A SOUGHT-AFTER LOCATION



Welcome to this charming five-bedroom detached home, offering plenty of space and comfort for the whole family. Located on a generous 1/3-acre plot, this property provides a perfect balance of indoor and outdoor living. With over 2,500 sq ft of living space, it features a bright and modern design, ideal for entertaining and everyday living. The beautifully landscaped gardens and energy-efficient solar panels add to the appeal of this wonderful home.

### From the Agent's Perspective

This home is a rare find, offering a blend of character and contemporary living in a location that's highly sought after. As soon as you arrive, the size of the plot immediately catches your eye. The property is set on a spacious 1/3-acre plot, providing a sense of privacy and space that's increasingly hard to come by. The house itself is substantial, with approximately 2,500 sq ft of living space spread across two floors, making it perfect for a growing family or those who love to entertain.

One of the standout features is the layout. The ground floor is designed to accommodate a variety of lifestyles, with three separate reception rooms that provide flexibility. The 24ft living room is particularly impressive, with two sets of bay windows that flood the space with natural light. This room is perfect for both relaxing and entertaining, offering a welcoming atmosphere. Across the hall the dining room is ideal for more formal gatherings, while the large open-plan kitchen/living area serves as the heart of the home. The kitchen is beautifully finished with solid granite island and comes equipped with a full range of appliances, making it ready for any culinary adventure. The glass garden room, with its south-facing aspect, is a real highlight, providing a lovely spot to enjoy the garden in all seasons.





The ground floor also includes a versatile guest suite, complete with its own shower room. This space could easily double as a study or home office, catering to the needs of modern living. Additional conveniences include a downstairs w.c. and a utility room, ensuring that everything has its place.

Moving to the first floor, you'll find four generous double bedrooms, each offering plenty of space for comfort and privacy. The master bedroom is a peaceful retreat with its own en-suite bathroom, while the large family bathroom serves the remaining bedrooms. The layout has been thoughtfully designed to maximise space and light throughout.

Outside, the property continues to impress. There are two separate driveways, offering ample parking for multiple vehicles, as well as a double-length garage for additional storage or parking. The gardens have been carefully landscaped to create a space that is both beautiful and functional, with plenty of room for outdoor activities or simply relaxing in the sun. The south-facing aspect ensures that the garden enjoys plenty of sunlight throughout the day.



The inclusion of solar panels is a practical and forward-thinking addition to this home. Not only do they contribute to lower energy costs, but they also enhance the property's sustainability, which is an increasingly important consideration for many buyers.

Overall, this property is a fantastic opportunity for anyone looking for a spacious, well-appointed family home in a prime location. It's the kind of place where you can truly settle down and enjoy the best of both indoor and outdoor living.

#### Location

The exclusive village of Kirk Ella lies approximately seven miles to the south of the Historic town of Beverley. Good local shopping and sporting facilities are to be found in the centre of Kirk Ella and in nearby Willerby and Anlaby with private and comprehensive schooling within a short driving distance. The Waitrose and Sainsbury Superstores lie within a few minutes driving time and the centre of Hull can be reached within fifteen minutes by car. First class road connections are available as the Humber Bridge northern approach road is situated to the west of the village allowing a convenient link into the A63 dual carriageway/M62 motorway and Humber Bridge.

#### Tenure

The tenure of 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.

#### 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.



GROUND FLOOR  
1701 sq.ft. (158.0 sq.m.) approx.



1ST FLOOR  
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 2682 sq.ft. (249.1 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

