



The Brambles, Main Road, Camerton, East Riding Of Yorkshire, HU12 9NQ

WELCOME TO THE BRAMBLES



A substantial and recently modernised four-bedroom executive family home in the heart of the village, offering spacious living areas, a state-of-the-art kitchen, and a generous garden backing onto fields. Ideal for families and gardening enthusiasts.

Agent's Perspective

Step into The Brambles, where modern luxury meets family-friendly living. The current owner has meticulously transformed this four-bedroom detached home into a wonderful place to live. The open-plan kitchen, dining, and living area redefine contemporary living, complete with a stylish state-of-the-art kitchen and a sociable central island. A formal lounge, family room, study/office, and ground floor WC provide versatile spaces. Upstairs, four double bedrooms, including two with en-suite bathrooms, await. The master bedroom boasts an enclosed balcony offering breathtaking views over the extensive lawned garden. Garage and front parking complete the picture of this impressive property.

Client's Perspective

We love The Brambles for the secure home it provides our children. The expansive garden is their playground, allowing them the freedom to play and explore safely. The internal redesign focuses on modern family living, creating a heart for the home where we can gather, while private spaces offer a retreat for quiet moments. The village's amenities and the convenience of a regular bus to Hull and the coast add to the appeal. As we move on, we leave behind the opportunity for new owners to choose their floor coverings and embrace this perfect family home in the heart of the village.





Location

The village of Camerton is situated close to the village of Thorngumbald which lies approximately eight miles to the east of the city of Hull and offers a selection local amenities. The market town of Hedon lies approximately two miles to the west of Thorngumbald where a further array of facilities can be found.

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 F.*



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.

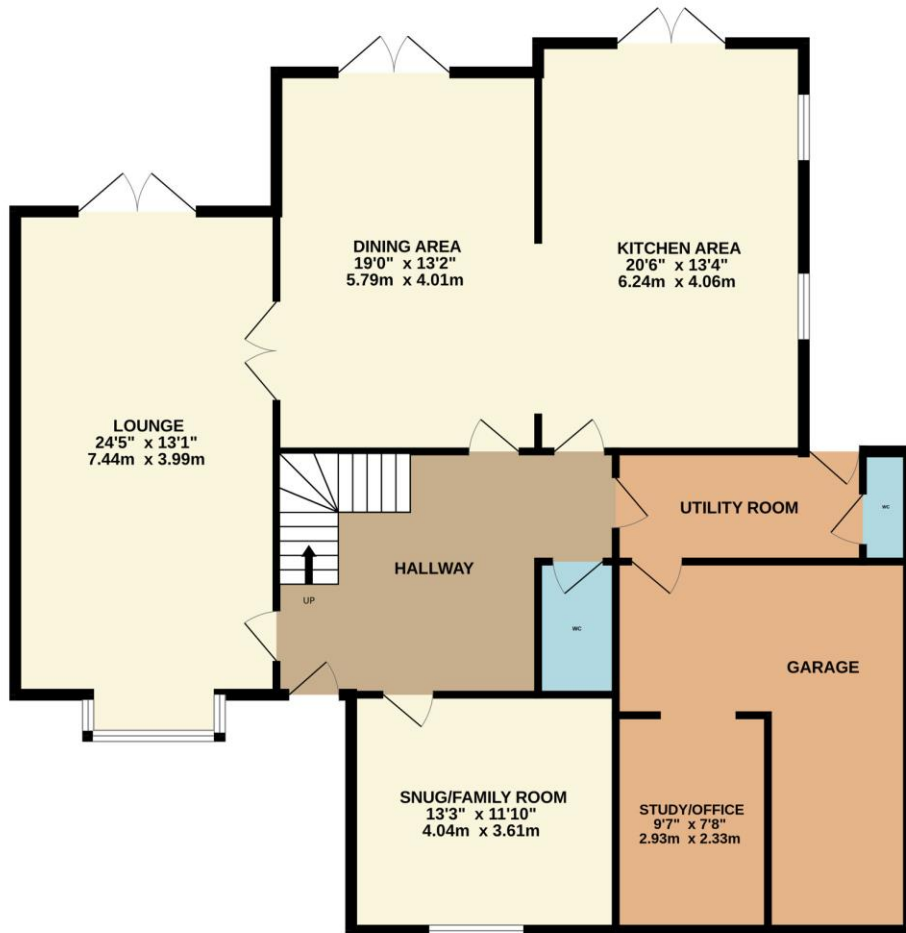
Valuation/Market Appraisal:

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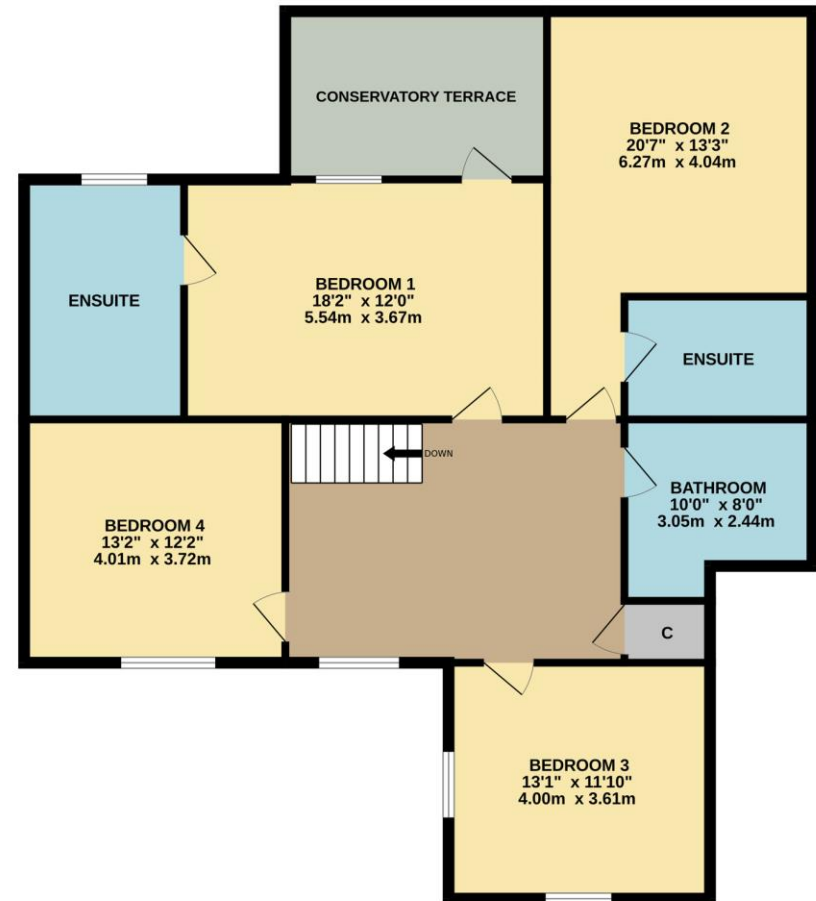




GROUND FLOOR
1571 sq.ft. (145.9 sq.m.) approx.



1ST FLOOR
1312 sq.ft. (121.8 sq.m.) approx.

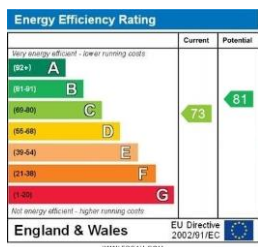


MAIN ROAD, CAMERTON, HU12 9NQ

TOTAL FLOOR AREA : 2882 sq.ft. (267.8 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

