



9A Westfield Park, Elloughton, Brough, East Riding of Yorkshire, HU15 1AN

FINE & COUNTRY

MODERN FAMILY HOME IN ONE OF ELLOUGHTON'S MOST SOUGHT-AFTER LOCATIONS



Set on roughly a third of an acre near the golf course, this impressive five-bedroom home has been thoughtfully updated to create bright, spacious and flexible living. The heart of the property is a superb 40ft by 20ft open-plan living, dining and kitchen area, complete with a generous orangerie and bi-fold doors leading out to the garden. A wide entrance hall leads to a sizeable sitting room with a south-facing bay window, as well as an additional reception room and a separate utility. Upstairs, you'll find five comfortable double bedrooms, including a main bedroom with dressing room and en-suite, plus a modern family bathroom. Outside, electric gates open onto a broad driveway with plenty of parking, a large double garage with a games room above, and a private rear garden designed for easy outdoor enjoyment.

From the Agent's Perspective

This property represents a rare chance to purchase a home in one of Elloughton's most desirable settings. Positioned near the golf course and surrounded by impressive Edwardian houses, the location alone makes it stand out. What truly sets it apart, however, is the level of care and investment that has gone into creating a modern and highly adaptable home suited to both family life and social occasions.

The centrepiece is the extensive open-plan living, dining and kitchen area. Measuring approximately 40ft by 20ft, it offers a superb sense of light and flow, helped by the orangerie and large bi-fold doors that connect directly to the garden. This design gives the space a welcoming, easy-going feel that works beautifully for everyday living as well as larger gatherings. The high-specification kitchen includes multiple ovens, an American-style fridge freezer, wine fridge and a dishwasher, making it practical and well prepared for busy households.

The central entrance hall creates an excellent first impression and leads through double doors to a generously sized living room with a south-facing bay window that fills the room with natural light. There is also a separate reception room which could serve as a dining room, home office or additional sitting room, along with a useful utility.





Upstairs, the layout continues to work very well for growing families. All five bedrooms are proper doubles, offering flexibility for children, guests or working from home. The main bedroom includes a walk-in dressing room and an en-suite, while the family bathroom is smartly fitted.

The plot itself is a tremendous asset. Electric gates give both privacy and security, opening onto a wide frontage with parking and turning space for several vehicles. The double garage is substantial, and the large games room above offers future potential for a self-contained annexe, subject to consents. The rear garden feels nicely screened and provides excellent outdoor space, including a bar and barbecue area, gazebo and summerhouse, making it ideal for relaxed evenings or hosting friends.

Elloughton continues to be a highly appealing village, thanks to its easy reach of the A63, excellent walking routes, a respected primary school, local shops and welcoming community facilities such as the pub and rugby club. Nearby Brough further adds to the convenience with supermarkets, medical services and a wide range of additional shops and amenities.



Agents Note:

The property benefits from an electric vehicle charging point and high speed network cabling throughout

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. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.

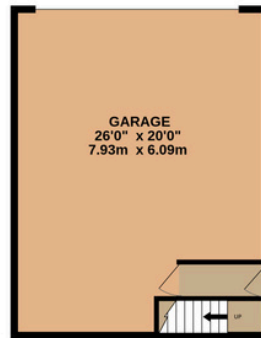
IMPORTANT NOTICE

In this listing, some of the property photos have undergone virtual staging to enhance the visual appeal and highlight the full potential of the space. Virtual staging is a digital technique wherein computer-generated furniture, decor, and other elements are added to the images, creating an aesthetically pleasing representation of the property. This process allows potential buyers to envision the possibilities and imagine the furnished layout of the home. While the actual property is vacant and minimally furnished, virtual staging helps bridge the gap between imagination and reality, providing a more compelling presentation of the property's features and potential. It's important to recognise that the virtually staged images are for illustrative purposes only and differ from the current state of the property.

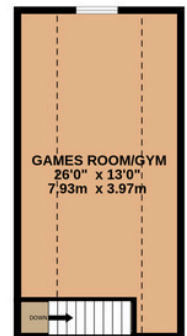
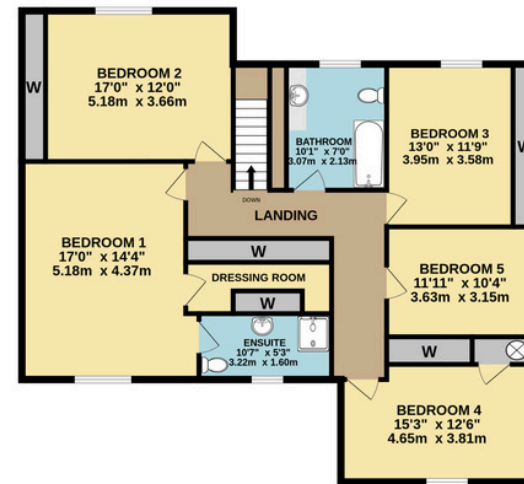
We have NOT modified the physical fabric or fittings of this property.



GROUND FLOOR
2073 sq.ft. (192.5 sq.m.) approx.



1ST FLOOR
1570 sq.ft. (145.9 sq.m.) approx.



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TOTAL FLOOR AREA : 3643 sq.ft. (338.4 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 to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

