



The Oaks  
Church Lane, Atwick  
YO25 8DH

ASKING PRICE OF

**£495,000**

4 Bedroom Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456



Kitchen/Diner/Day Room



4



3



2



Off Road  
Parking



Air Source Central Heating

## The Oaks, Church Lane, Atwick, YO25 8DH

**AN OUTSTANDING LUXURY HOME** set within this picturesque coastal village which has been meticulously finished by the developer to an exceptionally high standard. Indeed, all fixtures and fittings have been individually selected for their quality and finish with no exceptions.

The result is a quite outstanding home offering generously proportioned accommodation that includes an exceptionally spacious main living room and secondary study/snug.

The crowning glory of the ground floor is, however, undoubtedly the dining kitchen which has been finished to perfection and includes a wealth of integrated appliances along with feature signature lighting. The first floor offers a master bedroom with en-suite and there are three further bedrooms plus house bathroom. The house has been fully completed to include carpets and floor coverings and is **READY FOR IMMEDIATE OCCUPANCY!**

Externally, is a lovely enclosed garden and the developers have gone the extra mile with including a covered patio/entertainment area, ideal for enjoying the outside in any weathers and can even benefit from further development, if required.

The properties 'eco' credentials not only include exceptional insulation, but also efficient air source heat pump, heating the property on a zoned system and providing hot water.

### ATWICK

The Village of Atwick is a village with a rural feel and yet it is so near the coast it is seen as a seaside resort. The Village circles around the green which is graced by benches and seasonal flowers.

At one side of the busy B1242, which passes straight through the middle of the village, is the Post Office and Village shop and on the other The Black Horse Public House. On the green in front of the Village Hall is an ancient stone cross and the Church of St Lawrence stands at the west end of the Village.





Lounge



Lounge



Kitchen



Kitchen

## Accommodation

### ENTRANCE HALL

21' 4" x 6' 2" (6.51m x 1.89m)

With staircase leading off having oak newel posts and handrails. This is an especially spacious entrance to the property

### LIVING ROOM

17' 9" x 14' 8" (5.42m x 4.49m)

Boasting French doors leading out on to the garden/patio area. Fitted TV point.

### STUDY/SNUG

10' 7" x 8' 1" (3.24m x 2.48m)

Sockets featuring USB points.

### DINING KITCHEN/DAY ROOM

19' 10" x 16' 8" (6.07m x 5.09m)

Extensively fitted with a range of white, bronze and copper finished units. Oxidised bronze worktops. Pearlescent tiled splashbacks. Integrated appliances include: Zanussi oven and microwave, Zanussi fridge and freezer, five ring induction hob with integrated extraction. The units themselves feature extensive storage and modern space saving extras, including carousel storage feature to the corner. Fitted breakfast bar with storage beneath and French doors leading out into the garden/patio.

The kitchen itself is finished with designer wall lights and lighting over the breakfast bar. Karndean flooring and a useful space for dining or even additional living space.

### UTILITY ROOM

8' 1" x 5' 5" (2.48m x 1.67m)

With plumbing and space for a washing machine and dryer. Finished with a range of quality units along with worktops. Stainless steel sink and drainer. Karndean flooring. Ventilation fan.

### CLOAKROOM/WC

With wall hung WC and wash hand basin featuring integrated towel storage, ventilation fan, large tiled ceramic flooring and wall hung designer mirror.

### LANDING

17' 3" x 11' 5" (5.26m x 3.50m)

With built-in cylinder cupboard. Vertical anthracite radiator.

### MASTER BEDROOM

14' 9" x 12' 2" (4.50m x 3.71m)

With feature designer radiator. Electric sockets with USB charging points.



Cloakroom WC



Entrance Hall



Landing



Bedroom

### EN-SUITE

A high quality and fully tiled en-suite with high quality wall hung WC and high quality basin featuring vanity cupboard beneath. Designer vertical anthracite finished radiator. Shower with glass side screen and plumbed in rainfall style shower with hand shower attachment. Velux style rooflight and illuminated designer circular mirror. Extractor fan.

### BEDROOM 2

11' 5" x 11' 4" (3.48m x 3.46m)

Designer style radiator, electric sockets with USB charging ports.

### BEDROOM 3

12' 3" x 9' 8" (3.75m x 2.95m)

Designer style radiator, electric sockets with USB charging ports.

### BEDROOM 4

12' 3" x 9' 10" (3.74m x 3.02m)

Designer style radiator, electric sockets with USB charging ports.

### BATHROOM

11' 5" x 9' 3" (3.48m x 2.84m)

A high quality fully tiled bathroom with shower enclosure featuring rainfall style shower with handheld attachment, high quality stone bath, high quality wall hung toilet and high quality

wash hand basin featuring vanity cupboard beneath. Floor mounted taps with hand shower over the bath. Illuminated designer circular mirror.

### OUTSIDE

The property is peacefully situated on Church Lane being built flush to the path. There is a side access which provides off-street parking which leads to a large single garage/workshop with power sockets and a high level of lighting. To the rear of the property is a particularly attractive enclosed area of garden featuring Indian stone paving with a large patio area being located immediately to the rear of the property. This gives way to an area of lawned garden.

A particular feature of the rear garden is the covered entertainment area featuring paved flooring and delightful, original, exposed cobble and brick structure along with a vaulted ceiling. Industrial style pendant lighting.

### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 172 square metres.

### CENTRAL HEATING

The property benefits from air source heat pump with the ground floor offering underfloor heating. Radiators on the first floor.





En-suite



Bathroom



Patio and Garden



Covered entertainment area

There has been a particular focus on energy efficiency and, as such, the heating system is zoned allowing the homeowner the ultimate in flexibility.

**DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

**TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

Mains water, drainage and electricity connected. Infrastructure installed to allow phone lines to be installed.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band (to be confirmed).

**ENERGY PERFORMANCE CERTIFICATE**

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band B.

**NOTE**

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

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\*by any local agent offering the same level of service.

**VIEWING**

Strictly by appointment with Ulllyotts.

Regulated by RICS.





Signature Lighting



Integrated appliances



Fitted kitchen

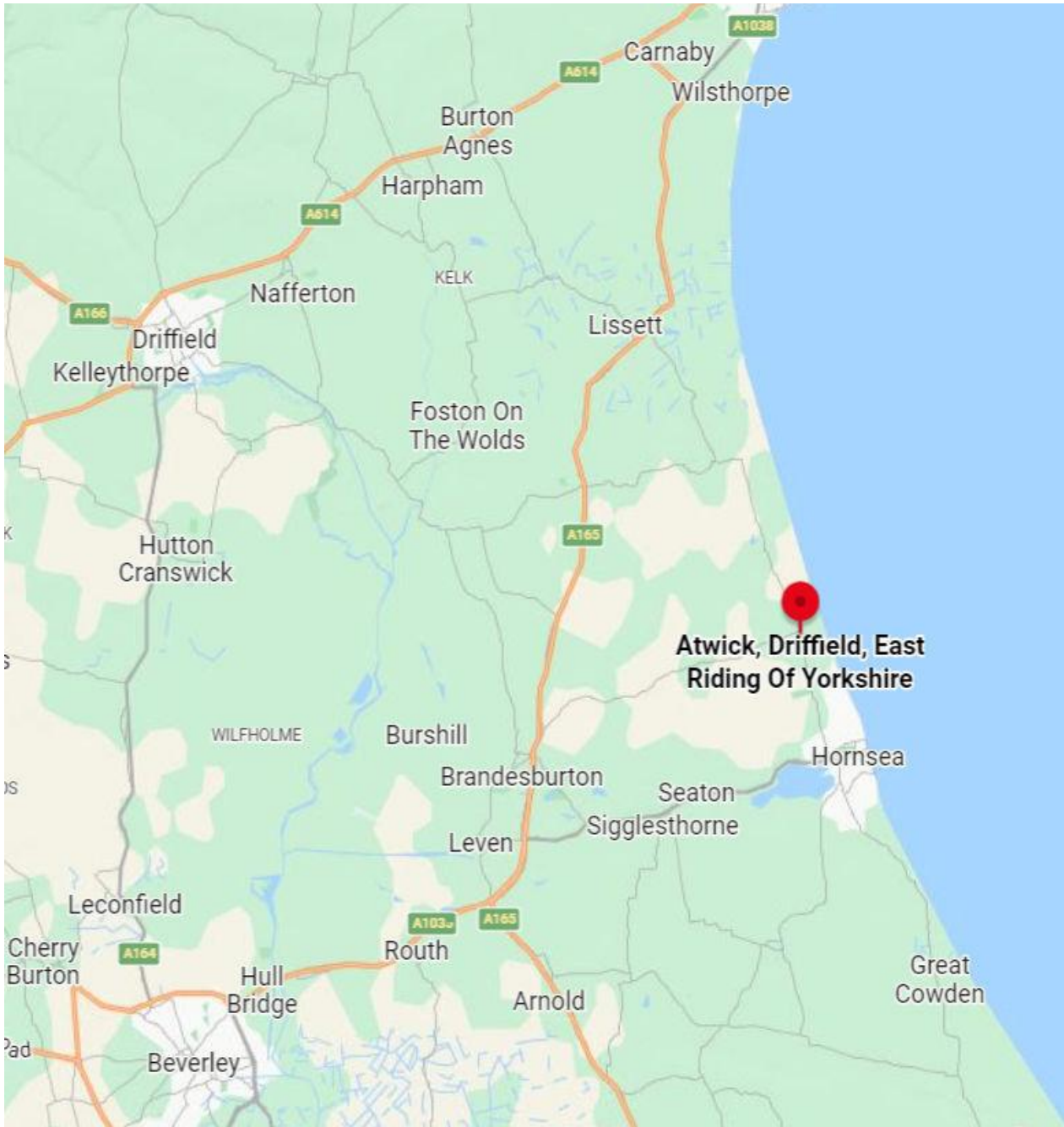


Covered entertainment area



Front elevation





The stated EPC floor area, (which may exclude conservatories),  
is approximately 172 square metres

### Ground Floor





**First Floor**



# Why Choose Ulllyotts?



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# Testimonials

*“ Ulllyotts dealt with the sale of our property with consideration and professionalism. As we don't live nearby, they arranged and attended all viewings. They were there to help with anything and everything we needed. Nothing was too much trouble. ”*

*“ Caring estate agents and extremely professional. Rates are extremely competitive and they listen to owners when conducting valuations. Ulllyotts are now our No 1 go to estate agents and should be proud of their professionalism and their courteous manner. Thank you. ”*

*“ A very pro-active team, always very helpful and professional no matter when or who answers a call. The experience of selling a property from start to finish was made much easier by the staff and their cheerfulness. Would definitely recommend this business. ”*

*“ The team at Ulllyotts were great to deal with during our recent house purchase. A very professional team. ”*

*“ From the day I first discussed the sale to 'completion', I was extremely satisfied with the progress of the sale. ”*

*“ A highly professional, friendly and, where needed, tenacious service delivered. Completion of sale of former home was protracted but would have been much longer without the support of the team at Ulllyotts. Great Job! ”*

# Ulyotts

EST 1891



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