



3 Dinsdale Grove, Off Coppleflat Lane, Walkington, HU17 8RT

£750,000



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Walkington, HU17 8RT

- ECO STYLE HOME
- OPEN FIELD VIEWS
- OPEN PLAN LIVING WITH UNDER FLOOR HEATING
- 5 BEDROOMS
- GATED ENVIRONMENT
- STRIKING MODERN DESIGN
- ANNEXE ACCOMODATION
- VAULTED CEILING HEIGHT
- 4 BATHROOMS
- DOUBLE GARAGING AND DRIVEWAY

Offered to the market with unrivalled open field views, with an arrangement of outstanding accommodation with attention to detail evident throughout.

Situated on the outskirts of Walkington village and offering living space for those who place lifestyle high on the agenda. The location benefits from excellent A63/M62 commuter access and to Brough train station with direct trains to London.

A truly striking and individually designed home with annexe accommodation, completed to the highest standard of eco credentials.

The immaculately appointed living space comprises; Entrance hallway, Fully open plan Dayroom/Dining Room and Kitchen area with vaulted ceiling heights, Reception Lounge, Guest Suite with Dressing Area and Shower Room, two further Bedrooms, House Bathroom, Utility Room/ Cloakroom W.C. and plant room.

To the first floor level a principal Suite including Dressing Room and En-suite Bathroom also features.

Dedicated Annexe accommodation exists with Kitchen and Bathroom.

Well manicured and landscaped gardens within this private and gated plot environment offer a tranquil setting with mature planting and shrubbery, terracing and laid to lawn gardens.



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ENTRANCE HALLWAY Accessed via oak hardwood entrance door, with porcelain tiled floorcovering, glazing, integral access to double garage, further oak internal doors with glazed screening, opening through to open plan reception space and access to...	8'11" x 8'10" (2.73 x 2.70)
UTILITY ROOM / W.C With low flush w.c, tiled floorcovering, wall mounted basin and double glazed window.	5'10" x 7'10" (1.80 x 2.39)
OPEN PLAN DAY ROOM / KITCHEN Most impressive reception space boasting elegant proportions with vaulted ceiling, contemporary in style throughout. With spiral staircase to first floor level. Open plan to reception lounge with stunning garden facing views and offering an abundance of natural daylight, with mid-level windows also. A modern fitted contemporary style kitchen benefits from contrasting wall and base units to two full wall lengths, with oversized breakfast bar and kitchen island with granite work surfaces, inset sink & drainer, Neff twin mid-level ovens, Neff integrated microwave and coffee machine also. Integrated dishwasher, five-ring gas burning hob with contemporary extractor canopy over. Space for freestanding fridge freezer, porcelain tiling continuing throughout, LED under-cabinetry lighting also. A central focal point is provided via a modern styled log burning stove. Open plan through to ...	25'11" x 19'6" (7.90 x 5.95)
RECEPTION LOUNGE Of an excellent size, being open plan to the main body of the day room offering full garden views and open field views beyond via bi-folding doors. Contemporary style radiator, additional Velux rooflights, inset spotlights to ceiling and windows to side.	25'5" x 15'7" (7.76 x 4.75)
HALLWAY Providing access to three bedrooms, house bathroom and plant room, with inset spotlights to ceiling and Velux rooflight also.	20'2" x 5'8" (6.17 x 1.74)
GUEST BEDROOM/ BEDROOM TWO Of double bedroom proportions with space for freestanding bedroom furniture, with mid-level power sockets and TV points, inset spotlights to ceiling and picture window to garden. Access to...	16'7" x 10'6" (5.06 x 3.22)
DRESSING ROOM With Velux rooflight. Leading through to...	4'3" x 8'2" (1.31 x 2.49)
EN SUITE SHOWER ROOM Modern styling throughout including walk-in shower with rainfall showerhead and console, splash screening and central drainer to wet room area, inset basin to vanity unit, concealed cistern low flush w.c, backlit mirror, electric shaver point, inset spotlights to ceiling, privacy window to side elevation, full tiling throughout.	8'1" x 5'10" (2.48 x 1.78)
BEDROOM THREE With inset spotlights to ceiling, picture window to full garden orientation, of double bedroom proportions.	13'2" x 10'9" (4.03 x 3.30)
BEDROOM FOUR With inset spotlights to ceiling, picture window to full garden orientation, of double bedroom proportions.	14'5" x 10'9" (4.40 x 3.30)
HOUSE BATHROOM With four piece modern sanitaryware comprising of inset basin to vanity unit, double walk-in rainfall shower, panel bath, concealed cistern low flush w.c, heated towel rail in modern finish, tiling to full floor and wall coverings.	7'4" x 8'0" (2.26 x 2.46)



PLANT ROOM 7'10" x 7'7" (2.39 x 2.32)
Housing auxiliaries for underfloor heating, solar thermal panels and ground source heat pump.

FIRST FLOOR

PRINCIPLE SUITE
Accessed via spiral staircase with stunning first floor views to open fields.

BEDROOM SPACE 17'4" x 9'9" (at longest & widest point) (5.30 x 2.98 (at longest & widest point))
With double balcony doors providing an abundance of natural daylight, spotlights to ceiling, backlit wall mounted recess and access to ...

WALK-IN WARDROBE 9'2" x 7'7" (2.80 x 2.32)

EN SUITE BATHROOM
Luxuriously appointed with oversized trough style sink, backlit wall mirror, freestanding bath, heated towel rail, high gloss porcelain tiling to floor and wall coverings, inset spotlights to ceiling and full window to open field views also.

ANNEX ACCOMMODATION 21'9" x 25'10" (6.65 x 7.89)
A versatile space, potentially usable as separate accommodation with full kitchen and bathroom facilities. Has potential to be used as a home office, but given its generous proportions would ideally be suited for requirements for further living space.

SHOWER ROOM
With low flush w.c, pedestal wash basin, shower and tiling to splashbacks, inset spotlights to ceiling.

OPEN PLAN RECEPTION AREA
Suitably sized to accommodate bedroom furniture or suite, with a selection of wall and base units, with space for a range of white goods/appliances.

OUTSIDE
Discreetly positioned, accessed from a private road with electronically operated entrance gates (yet to be installed). The subject dwelling offers individual architect led striking design with a wealth of contemporary finishes throughout. The property is fully completed with further potential for three plots to the gated community. Open field views feature, with a number of Eco Credentials with ground source heat pump, solar thermal panels and impressive thermal qualities to the build construction. This Eco house also benefits from a Sedum roof.
The main property entrance opens to a contemporary style courtyard with storage area, raised hard landscaping and planting. To the rear of the property a private and enclosed porcelain tiled patio terrace extends from the immediate building footprint, horizontal feature fencing, with immaculate laid to lawn grass, established planting and shrubbery existing to the rear perimeter, with open field views beyond.
Vehicular access and parking via double width entrance drive, in turn leading through to...

INTEGRAL GARAGE 16'8" x 17'11" (5.10 x 5.48)
With electronically operated twin doors.

AGENTS NOTE
Given the individuality and styling of the property it really does have to be seen internally to be fully appreciated. Viewing available through the sole selling agent Staniford Grays.

COUNCIL TAX:
We understand the current Council Tax Band to be G

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

MORTGAGE CLAUSE
Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

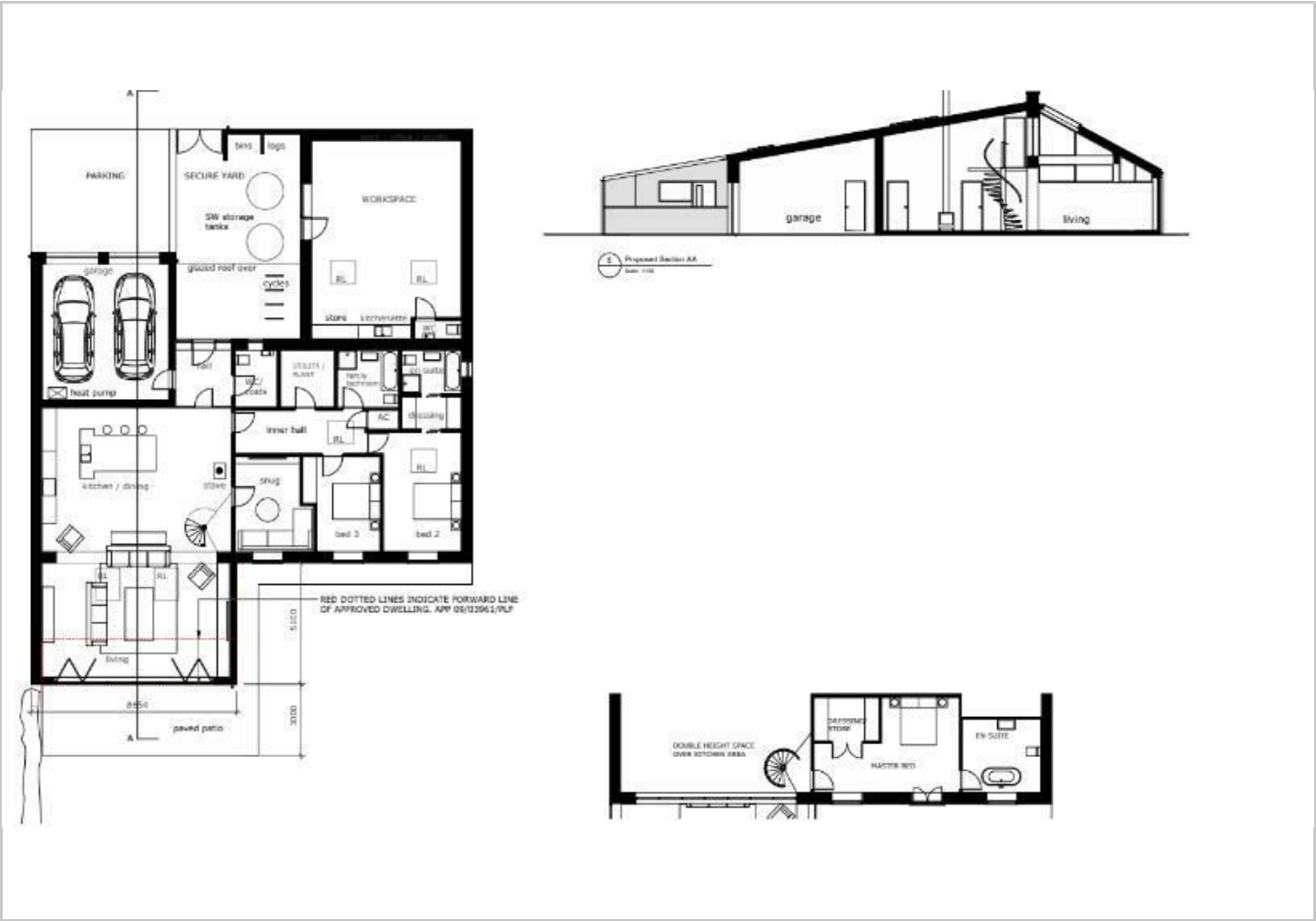
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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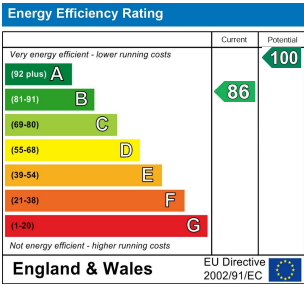
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.