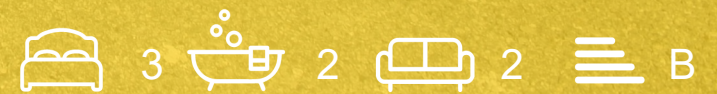




95A Welton Road, Brough, HU15 1BJ

£284,950









# 95A Welton Road

Brough, HU15 1BJ

- VERSATILE MODERN HOME
- IMPRESSIVE VAULTED CEILING DAYROOM
- LARGE MASTER SUITE
- CONVENIENT SETTING
- NO ONWARD CHAIN
- CONSTRUCTED IN 2021
- DRIVEWAY AND BRICK BUILT STORE
- INDIVIDUAL DESIGN
- BUILD WARRANTY REMAINING

INDIVIDUALLY DESIGNED HOME WITH IMPRESSIVE SPECIFICATION AND FEATURES THROUGHOUT.

Having been constructed in 2021 with 7 years remaining on the build warranty and completed to an excellent standard internally, offered for sale is the versatile modern home.

Boasting an enviable location on a broad fronted plot with the benefit of an entrance drive and set within a convenient Brough location.

Attractively designed and finished in a contemporary style with a rendered facade. This home for sale offers a refreshing blend of bedroom accommodation on both the ground and first floor levels and being suitable for applicants with a flexible requirement for living space.

To the ground floor the living space comprises; Entrance Hallway, Lounge, impressive Breakfast Kitchen being open plan to a Dayroom with vaulted ceiling height, Utility Room, 2 Ground Floor Bedrooms and House Bathroom. To the first floor an inner landing gives access to a generous Master Suite with Ensuite Bathroom.

Externally, driveway leads to a brick built store that could be used as a gym or converted to a home office. Low maintenance and private gardens made this an ideal opportunity to secure a completely one off and individually styled home.

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## ENTRANCE HALLWAY

Accessed via a composite entrance door with high gloss laminate flooring leading through to inner hallway and sliding wardrobe cupboard with access provided to ground floor reception spaces and bedrooms.

## RECEPTION LOUNGE

11'8" x 10'4" (3.57 x 3.15)

With uPVC double glazed bay window to front outlook. Suitably sized to accommodate furniture suite.

## BEDROOM THREE/ SITTING ROOM

With uPVC double glazed bay window to front outlook. Offering good levels of versatility and flexibility. Has potential to be used as a ground floor bedroom, but could be used as an informal reception room also.

## BEDROOM TWO

13'7" x 9'3" (4.16 x 2.83)

With laminate to floor coverings and uPVC double glazed window to the rear garden outlook.

## OPEN PLAN KITCHEN/ DAY ROOM

19'7" x 11'7" (5.97 x 3.54)

Serving as the heart of this impressively styled and modern property, with an overall 'wow' factor given the vaulted ceiling height to the day room. Contemporary styled kitchen in a modern finish with high gloss grey wall and base units with soft closing doors and drawers. Provides wrap around kitchen style with contrasting Corian work surfaces over including dedicated breakfast bar. With inset laminate sink and feature mixer tap, inset spotlights to ceiling, LED lights to kickboard. Double mid level oven, integrated dishwasher, gas hob, modern styled extractor canopy, integrated fridge and freezer and porcelain tiling continuing throughout to the day room.

Providing an abundance of natural daylight via Velux roof lights and an oversized feature window to the rear garden, incorporating double doors with two contemporary style wall mounted radiators. Suitably sized to accommodate dining table and / or furniture suite.

## UTILITY ROOM

8'5" x 7'2" (2.57 x 2.19)

A handy space being located under the staircase with ample storage and provision for white goods.



#### **GROUND FLOOR BATHROOM**

With a high specification and contemporary feel continuing including recessed panel bath with tiled covering extending to flooring and full splashbacks, low flush WC, pedestal wash hand basin and full length mirror. With inset spotlights to ceiling and uPVC privacy window to the side elevation and with oversized heated towel rail.

#### **FIRST FLOOR**

A generous landing provides access to the master suite and is suitably sized to accommodate further storage and potential desk, that could be used as an informal study.

#### **MASTER BEDROOM**

18'6" x 16'3" at longest and widest point (5.65 x 4.97 at longest and widest point) With two uPVC double glazed dormer windows, a full bank of fitted wardrobes to one full wall length, with sliding doors. Of an excellent size with further storage provision and access to...

#### **ENSUITE BATHROOM**

Incorporating a four piece suite including concealed cistern low flush WC, inset basin, walk in shower cubicle with rainfall shower head and a freestanding bath with central floor mounted feature chrome mixer tap, uPVC privacy windows to front. Tiling to floor coverings and majority of splashbacks and inset spotlights.

#### **EXTERNAL**

This immaculately appointed home benefits from eight years remaining on the current build warranty. Being conveniently situated within the heart of Brough Village Centre, and remains ideally suited for applicants looking for a convenient village setting with the benefit of ground and first floor bedrooms.

Good levels of screening are provided to the immediate front boundary perimeter with herbaceous planting. Boarded fencing to the side boundaries with forecourt parking to the immediate frontage. With driveway leading down to the side of the property with potential for access gates (not provided).

A brick built store with solid metal double doors benefits from full power and lighting and double access doors that could be used as a home office/ gym subject to the necessary conversions.

Porcelain tiling to the patio terrace and pathway extending from the immediate building footprint and artificially laid grass with raised plant borders and good levels of privacy and screening to the rear boundary and garden in general.

The property benefits from downlighters and uplighters, CCTV installed with cameras and auxiliaries, and an external tap point.

Given the high specification and individual style on offer comes recommended for internal inspection through the sole selling agents Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **FIXTURES AND FITTINGS**

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

#### **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.**

#### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

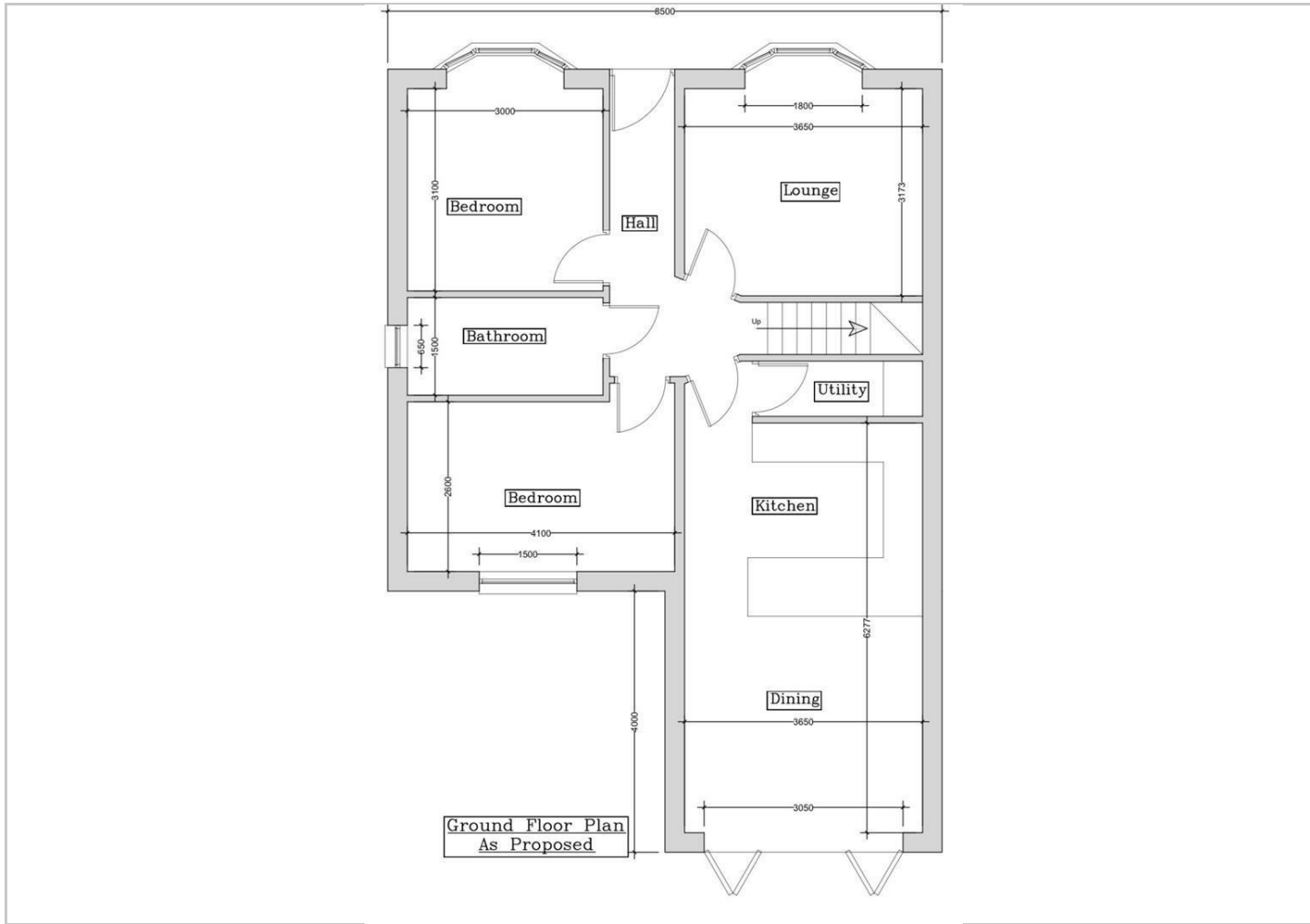
#### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk





## Floor Plans



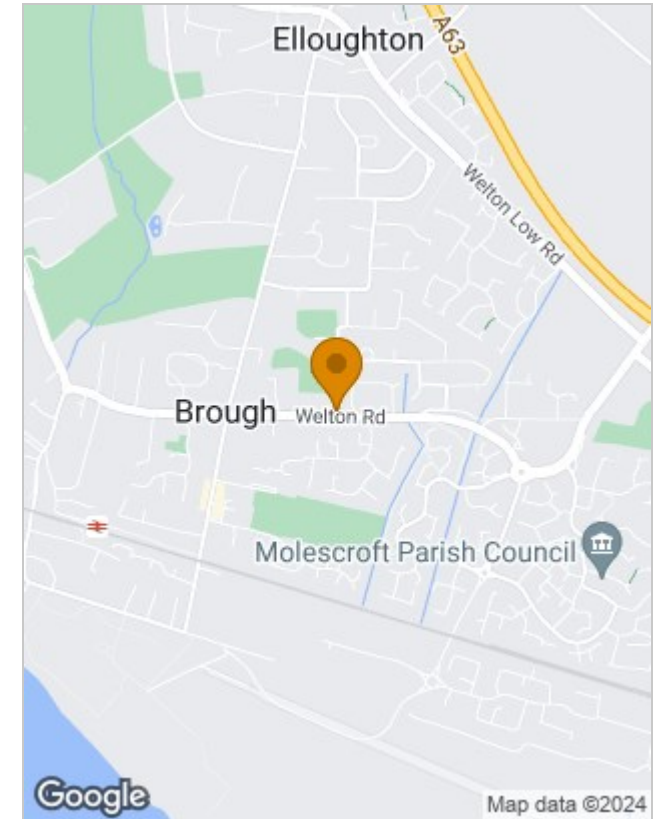
## Viewing

Please contact our Swanland Office on 01482 631133 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.

2 West End, Swanland, HU14 3PE  
 Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

