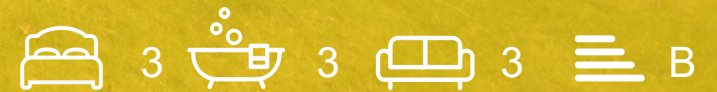


staniford
grays



47+45A Main Street, Elloughton, HU15 1JP

£480,000





47+45A Main Street

Elloughton, HU15 1JP

- NEW BUILD HOME
- VERSATILE LAYOUT
- CORNER PLOT POSITION
- GENEORUS LAYOUT
- 3 BATHROOMS
- DISCREET POSITION
- PRIVATE CUL-DE-SAC
- DRIVEWAY AND GARAGING
- 3 BEDROOMS
- AIR SOURCE HEATING

NEW BUILD HOME IN PRIVATE CUL-DE-SAC SETTING.

Well positioned in this exclusive cul-de-sac environment, situated off the Main Street in Elloughton is this immaculately appointed home. Ideally suited for applicants with a requirement for a peaceful setting with all the benefit of the amenity Elloughton village has to offer.

Extending to 2000 square feet the generous living accommodation is provided to two floor levels, to create a versatile, modern family home and comprises; Reception Entrance Hall, Lounge, Dining Room/Reception 2, Breakfast Kitchen, Utility Room and Cloakroom W.C.

To the first floor level a central landing offers space for a study area and gives access to Three Bedrooms (two with Ensuite provision) and a House Bathroom.

The property occupies a discreetly positioned and private plot with provision for parking for a number of vehicles leading to a garage. Rear and side gardens offer good levels of privacy.

A must see lifestyle home with strong eco-credentials. Viewing by appointment only.

£480,000



GROUND FLOOR

ENTRANCE HALLWAY

CLOAKROOM W.C.

RECEPTION LOUNGE

26'2" x 17'3" (7.98m x 5.28m)

DINING ROOM/ RECEPTION 2

16'2" x 12'0" (4.93m x 3.66m)

BREKAFAST KITCHEN

14'11" x 14'0" (4.57m x 4.27m)

UTILITY ROOM

5'4" x 8'0" (1.65m x 2.46m)

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

16'2" x 16'4" (4.95m x 4.98m)

EN-SUITE SHOWER ROOM

9'1" x 6'9" (2.77m x 2.06m)

BEDROOM 2

15'5" x 12'4" (4.70m x 3.78m)

ENSUITE SHOWER ROOM

8'0" x 6'6" (2.46m x 1.985m)

BEDROOM 3

11'5" x 10'0" (3.48m x 3.07m)

HOUSE BATHROOM

9'1" x 10'0" (2.77m x 3.07m)

EXTERNAL



GARAGE

19'3" x 9'6" (5.87m x 2.90m)

FIXTURES AND FITTINGS

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

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

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.

SERVICES

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

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

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

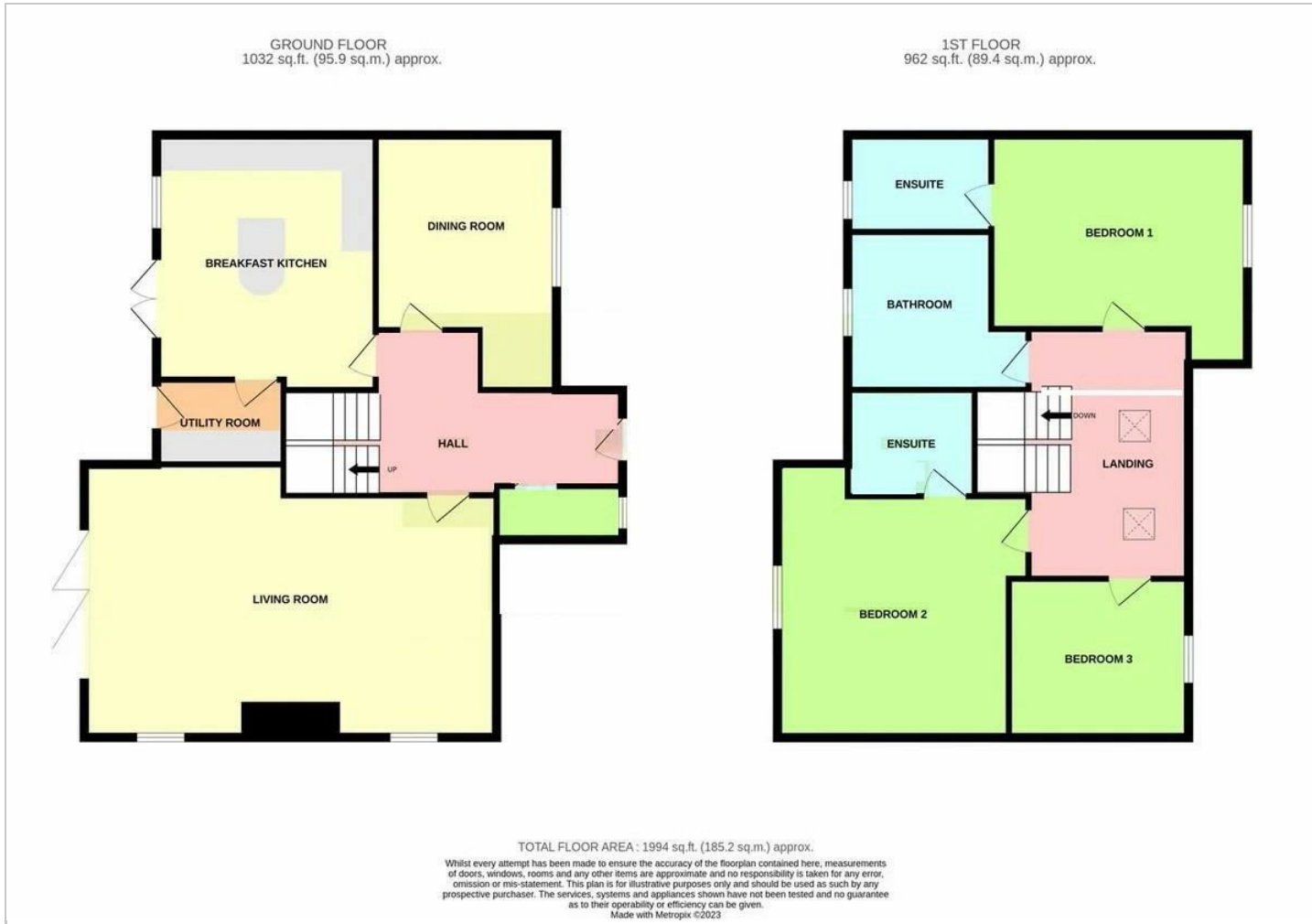
E-mail: swansales@stanifords.com

WEBSITES

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



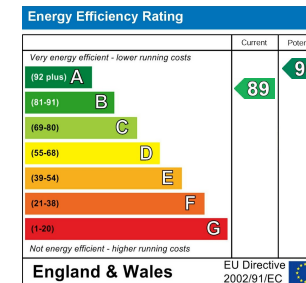
Floor Plans



Location Map



Energy Performance Graph



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.