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grays



4 Bramble Close, Willerby, HU10 6FU

£384,950

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# 4 Bramble Close

Willerby, HU10 6FU

- DISCREET CUL-DE-SAC POSITION
- FLEXIBLE LAYOUT
- OPEN PLAN LIVING
- DRIVEWAY AND GARAGE
- BUILD WARRANTY REMAINING
- EXCELLENT WILLERBY LOCATION
- UP TO 4 BEDROOMS
- FABULOUS GARDENS
- HIGHLY SPECIFIED

MODERN LIVING IN A CONVENIENT WILLERBY SETTING OFFERING VERSATILE AND OPEN PLAN LIVING WITH UP TO 4 BEDROOMS.

The highly specified living space benefits from immaculate levels of presentation and good levels of roadside appeal with accommodation provided to two floor levels. Constructed in 2020 by local and established builders Marsdens, the living space comes ideally suited for occupiers looking to take advantage of a main open plan dayroom/kitchen with flexibility provided via an alternate sitting room/bedroom 4 to the ground floor.

Given the attention to detail and standard of presentation on offer the property comes ready for immediate occupation.

Boasting a pleasant street scene and contemporary design and enjoying excellent levels of privacy set within this executive scheme of delightful properties, all within a convenient setting off Chestnut Avenue.

The versatile ground floor layout comprises of Entrance Hallway, the heart of the home being an Open Plan Kitchen and Dining Dayroom with Utility Room beyond and Cloakroom W.C. A further Sitting Room/Bedroom 4 also features. To the first floor level a landing gives access to Three double Bedrooms including a Master Bedroom with En-suite provision and Family Bathroom.

Externally parking is offered to the front and driveway with access to a large garage and established gardens.



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## ENTRANCE HALLWAY

7'9" x 7'2" (2.37 x 2.20)

A welcoming entrance to this versatile and flexible modern home. Coming suited for a range of purchaser profiles given the flexibility of potential ground floor living space. Accessed via a composite entrance door with privacy windows to frontage. Staircase approach leading to first floor level with spindles and balustrade. Modern laminate flooring and a deep and generous understairs store. Provides access to ground floor reception rooms and sitting room/ bedroom four.

## OPEN PLAN DAY ROOM AND DINING KITCHEN

13'1" x 11'5" extending to dining kitchen 22'7" x (4.0 x 3.50 extending to dining kitchen 6.90 x 3.40)

A most impressive and versatile reception space benefitting from an abundance of natural day light provided via windows to the front and side aspect and bi-folding doors to the immaculate rear garden, providing delightful views. The flexibility of this room on offer boasts a dedicated reception area with space for furniture suite.

Leading open plan through to a dining area with space for freestanding tables and chairs and in turn provides access to a well specified kitchen with a range of modern styled wall and base units with soft closing door and drawers and contrasting work surface over. Wrap around breakfast bar, further window to garden outlook, inset laminate sink and drainer, with feature mixer tap. Mid level Neff twin ovens, Neff induction hob with extractor canopy also. Integrated dishwasher integrated fridge freezer and inset spotlights to ceiling.

## UTILITY ROOM

7'10" x 7'6" (2.40 x 2.30)

With uPVC double glazed window to rear and access door leading to garden. Fitted with a range of storage units with ample room for freestanding white goods also and of an excellent size. Leads to...

## CLOAKROOM WC

3'2" x 7'10" (0.98 x 2.40)

With uPVC privacy window to side, low flush WC and wall mounted basin.

## SITTING ROOM/ BEDROOM FOUR

11'5" x 12'9" (3.50 x 3.90)

With uPVC double glazed window to the front outlook, a versatile and flexible space used by the current occupiers as an informal sitting room, but has potential to be used as a ground floor bedroom.

## FIRST FLOOR LANDING



**MASTER BEDROOM** 11'5" x 15'8" (3.50 x 4.80)

With uPVC double glazed window to the front outlook, of double bedroom proportions with ample space provided for freestanding bedroom furniture. Leads to...

**ENSUITE SHOWER ROOM** 8'4" x 5'4" (2.55 x 1.65)

Immaculately appointed with over sized Velux roof light, freestanding shower cubicle with rainfall shower head and additional console and head also, low flush WC, inset basin to vanity storage unit, heated towel rail, laminate to floor coverings with tiling to splashbacks and inset spotlights to ceiling.

**BEDROOM TWO** 14'9" x 12'5" (4.50 x 3.80)

With uPVC double glazed window to front outlook again boasting double bedroom proportions.

**BEDROOM THREE** 11'5" x 11'5" (3.50 x 3.50)

With uPVC double glazed window and of double bedroom proportions.

**HOUSE BATHROOM** 10'5" x 8'2" (3.20 x 2.50)

With uPVC privacy window to rear, freestanding double width shower tray with rainfall shower head and additional head and console also. Tiling to splashbacks in modern finish, low flush WC, inset basin to storage unit and panel bath. Heated towel rail and inset spotlights to ceiling.

**EXTERNAL**

Bramble Close itself remains conveniently positioned within a moments walk of Willerby Centre, conveniently accessed from the Parkway leading to a discreet and select development of nine individually styled new build homes.

The subject dwelling offers a private plot position with hard landscaped frontage providing ample parking provision and in turn leading to a garage.

The secluded and private rear gardens benefit from a patio terrace extending from the immediate building footprint with shrub and plant borders offering a mature plot environment for such a modern home. Gated access to the side and a laid to lawn grass section with boarded fencing to perimeter boundaries and external tap and light points.

**GARAGE** 20'11" x 10'10" (6.38 x 3.32)

With electronically operated door, loft access point providing further storage and personal access door to side also.

**AGENTS NOTE**

The property was built in 2020 by Marsden Builders having an excellent local reputation with the benefit of a number of years remaining on the build warranty. Full underfloor heating exists to the ground floor. Viewing available through the sole selling agent Staniford Grays.

**COUNCIL TAX:**

We understand the current Council Tax Band to be E

**TENURE :**

We understand the Tenure of the property to be Freehold.

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

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

E-mail: swansales@stanifords.com

**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.**

**FIXTURES AND FITTINGS**

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



## Floor Plans



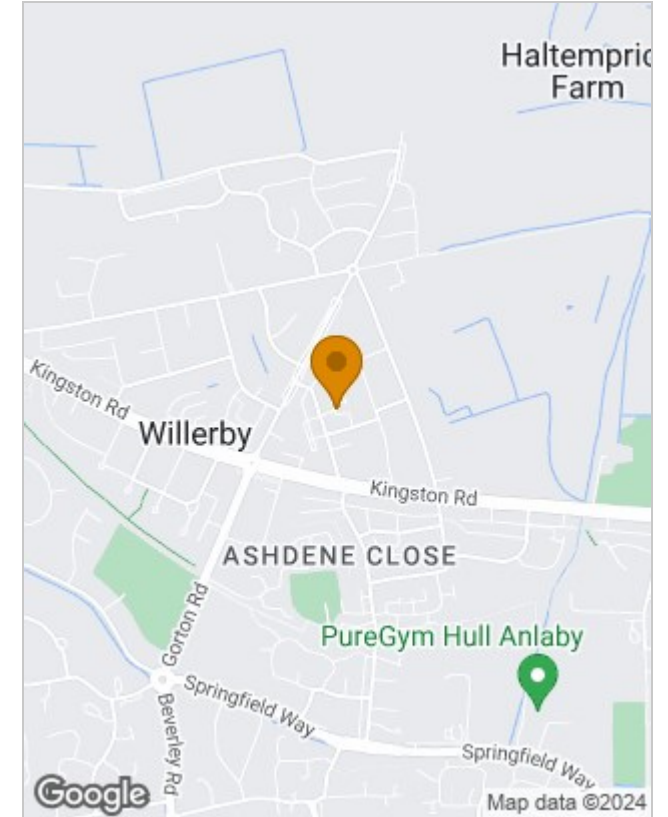
## Viewing

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.

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## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	