

staniford grays



11 Bull Pasture, South Cave, HU15 2HT

£449,950





11 Bull Pasture

South Cave, HU15 2HT

- LARGE FAMILY HOME
- THREE RECEPTION ROOMS + STUDY
- SOUTH AND WEST FACING GARDENS
- TWO BATHROOMS
- MODERNISED CONDITION
- PEACEFUL CUL-DE-SAC SETTING
- GENEROUS DIVEWAY AND DOUBLE GARAGE
- FOUR BEDROOMS
- VIEWING ADVISED
- GENEROUS GARDENS

NEW LISTING-

An impressive and executive-style detached house forming part of this desirable South Cave Cul-De-Sac. Having undergone a programme of continued modernisation and upgrade internally with attention to detail evident throughout.

Occupying an established South and West facing plot with generous gardens this family home offers spacious family accommodation, with the heart of the home being a contemporary styled Dining/Kitchen.

The accommodation to two floor levels in brief comprises; Reception Hallway, bay-fronted reception Lounge, Dining Room, Study, contemporary Dining/Breakfast Kitchen and Cloakroom W.C. To the first floor a central landing leads to a Master Bedroom with Ensuite provision and three further Bedrooms and Family Bathroom.

Externally the property occupies an established plot with a generous driveway suitable for parking for up to 6 vehicles with access to a double integral garage.

South and West facing gardens boast good levels of privacy. Homes within the immediate setting of Bull Pastures are rarely offered for sale and comes recommended for early inspection.

Excellent commuter access on the A63 corridor and falling within the catchment area for good local schools.



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GROUND FLOOR

ENTRANCE VESTIBULE

A welcoming entrance to this delightful family home, being accessed via a stained glass entrance door, in turn leading through to...

ENTRANCE HALLWAY

15'10" x 6'9" (4.84 x 2.06)

Via double doors, with staircase approach with balustrade and spindles to first floor level, engineered flooring and access provided to inner hallway also, with understairs storage cupboard and wall mounted alarm console.

CLOAKROOM / W.C

With concealed cistern w.c, vanity basin, heated towel rail & uPVC privacy window.

RECEPTION LOUNGE

15'8" x 12'10" (plus bay) (4.78 x 3.92 (plus bay))

With outlook over the property frontage, generously proportioned with full height walk-in bay window, a central focal point is provided via an electric fire insert with hearth & surround.

DINING ROOM / RECEPTION TWO

13'2" x 12'2" (4.02 x 3.73)

With sliding door to the rear garden. A versatile room used currently as a formal dining space but has the potential to be used as a sitting room also.

STUDY

8'0" x 8'4" (2.46 x 2.56)

With engineered flooring, uPVC double glazed window to rear. Could also be used as a playroom.

DINING KITCHEN

15'10" x 11'8" (4.84 x 3.57)

Serving as the heart of this family home, with a dedicated breakfast/dining area with double French doors leading to the external garden area. Immaculately appointed and well specified throughout with a range of high gloss wall and base units with contemporary door furniture, complementary quartz work surfaces over and matching upstands, inset sink and integrated drainer with feature mixer tap, contemporary style radiator, inset spotlights to ceiling and suspended downlighters to the kitchen return and uPVC double glazed window. A range of integrated appliances include a gas hob with extractor canopy over, twin mid-level ovens, microwave and coffee machine, dishwasher, washing machine, double integrated fridge & freezer. Integral access to the double garage.

FIRST FLOOR

LANDING

17'3" x 6'9" (5.27 x 2.08)

Providing access to four bedrooms and house bathroom, with storage and airing cupboard housing hot water cylinder.

MASTER BEDROOM

11'8" x 12'9" (3.58 x 3.91)

With uPVC double glazed window to the front outlook, fitted with a range of wardrobes and drawer storage, bedside tables. With access to...

EN SUITE SHOWER ROOM

Immaculately appointed throughout with contemporary sanitaryware comprising of concealed cistern low flush w.c, inset basin to vanity storage unit, additional storage cupboards, backlit mirror, heated towel rail, walk-in shower with wall mounted head and console.

BEDROOM TWO

10'4" x 11'1" (3.15 x 3.40)

With uPVC double glazed window to rear elevation, fitted wardrobes and of double bedroom proportions.



BEDROOM THREE

120" x 104" (3.67 x 3.17)

With uPVC double glazed window, of double bedroom proportions, with fitted wardrobe and dresser.

BEDROOM FOUR

127" x 85" (3.85 x 2.59)

With uPVC double glazed window to the front outlook, with fitted wardrobes and of a good size for a fourth bedroom.

HOUSE BATHROOM

With modern styling and presentation, incorporating panel bath with chrome fitted tap point, shower screen and showerhead and console, low flush w.c, tiling to splashbacks, pedestal wash hand basin with mosaic border detailing, electric shaver point, uPVC privacy window to rear, wall light points.

OUTSIDE

Bull Pasture remains conveniently positioned offering excellent commuter access to the A63/M62 corridor. The development itself offers a limited number of executive style family homes rarely presented to the market and consequently comes recommended for further internal viewing.

The property benefits from a cul-de-sac position, with a South and West facing garden orientation, with brick sett driveway providing ample parking provision for up to six vehicles, leading to a double garage (5.21m x 5.06m) with up&over access doors, personnel access door to side, also housing wall mounted Worcester boiler.

A generous front garden benefits from laid to lawn grass and Beech hedging to the perimeter borders. A secure gated side access leads to an extended patio area with Westerly orientation, opening to a delightful South facing garden, again with laid to lawn grass, a raised entertaining area suitable for barbeques and seating, with external light points, power sockets and tap point.

AGENTS NOTE

The property comes recommended for further internal viewing given the continued programme of upgrade, modernisation and attention to detail throughout.

FIXTURES AND FITTINGS

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

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C council tax band to be 'F'.

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

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.

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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."

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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.

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FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



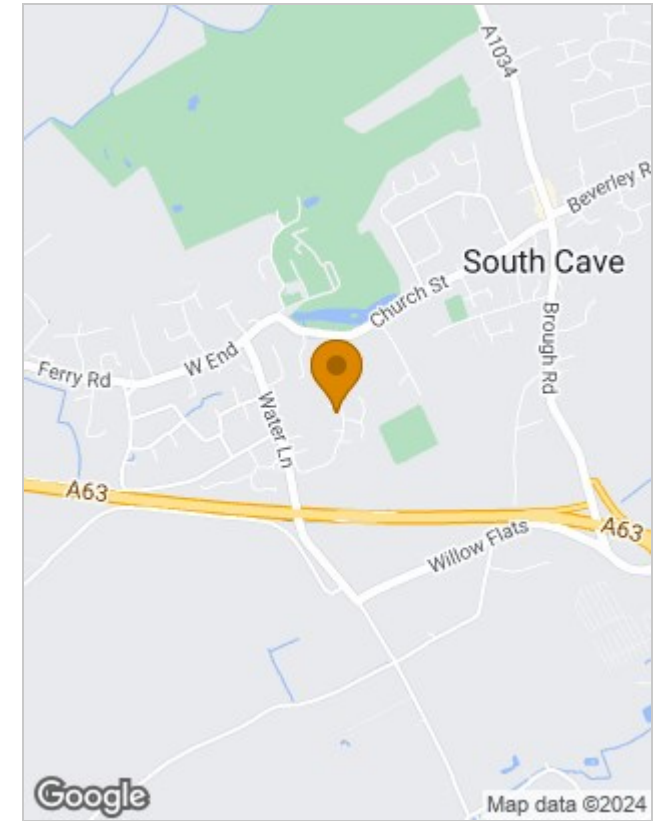
Viewing

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

