



staniford
grays



45 Spindlewood, Elloughton, HU15 1LL
Offers In Excess Of £525,000

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45 Spindlewood

Elloughton, HU15 1LL

- IMMACULATE FAMILY HOME
- VERSATILE LAYOUT
- UP TO 5 BEDROOMS
- UNRIVALLED MATURE SOUTH WEST FACING GARDENS
- GENEROUS PARKING
- GROUNDS EXTENDING TO OVER 0.20 ACRES
- 4 RECEPTION ROOMS
- 2 ENSUITES + FAMILY BATHROOM
- PLAYING FIELD VIEWS

AN OPPORTUNITY TO PURCHASE AN EXCEPTIONAL FAMILY HOME WITH EXTENDED GARDENS MEASURING IN EXCESS OF 0.20 OF AN ACRE.

The vendors have undertaken a continued programme of upgrade and improvement to create a sizeable and most impressive family home offering immediate move in condition.

Occupying a prominent Elloughton location, this well-appointed property extends in the region of 2000 square feet internally with full privacy offered to the rear gardens with the benefit of playing field views.

The arrangement of living space provided offers flexibility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space, Sun Room, dedicated Dining Room, an open plan Breakfast/Dayroom Room, Snug, Utility Room and Cloakroom W.C.

To the first floor a landing provides access to Four double Bedrooms and study/Bedroom Five with fitted furniture and House Bathroom. The Master suite enjoys an En Suite Shower Room and a further En Suite to Bedroom Two.

Externally a discreet double width driveway provides access to an integral garage.

Unrivalled and well manicured rear gardens offer a trove of features that must be seen to fully appreciate both the presentation and size.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 13'9" x 10'8" (4.21 x 3.26)
A welcoming entrance to this well appointed and extended family home. With laminate to floor covering, gallery style staircase with balustrade and spindles leading to first floor level.

INNER HALLWAY
With under stairs storage cupboard and provides access to ground floor reception rooms.

CLOAKROOM/ WC 4'11" x 6'6" (1.51 x 2.0)
With uPVC double glazed window to the front outlook in privacy finish. Neutrally appointed throughout with low flush WC and inset basin to vanity unit with tiling to splashbacks and mosaic border detailing.

RECEPTION LOUNGE 20'6" x 11'9" (6.27 x 3.59)
Of an excellent size with ample space for furniture suite and additional furniture with uPVC bay window to the front outlook and wall light points. A central focal point is provided via a traditionally styled fireplace with marble hearth and gas fire insert.

SUN ROOM 11'8" x 10'8" (3.56 x 3.27)
With panoramic views over the immaculately appointed south west facing rear garden. With uPVC double glazed mounted units and access door to patio terrace.

DINING ROOM 10'6" x 10'2" (3.22 x 3.12)
With crescent bow uPVC double glazed window to the rear garden outlook. Used by the current vendors as a formal dining space, but has the potential to be used as a family room also.

OPEN PLAN DAY ROOM KITCHEN 13'5" x 16'0" at longest and widest point (4.11 x 4.89 at longest and widest point)
Offering contemporary styling throughout with a range of contrasting wall and base units with mounted work surface over, inset stainless steel sink and drainer with mixer tap. Dedicated kitchen island with granite work services over, low level under counter, twin fridges, mid level Neff slide and hide oven, additional low level Neff oven with gas hob over and ceiling suspended extractor canopy. Integrated dishwasher, inset spotlights to ceiling with tiling to splashbacks. Additional storage cupboard with book shelves to alternate room length with space for breakfast table and French doors leading to patio terrace and additional uPVC double glazed window to the rear elevation. Provides access through to....

UTILITY ROOM 8'10" x 5'5" (2.71 x 1.67)
With a range of fitted wall and base units, laminate to floor coverings, space for a number of under counter low level white goods and plumbing for washing machine. Wall mounted cupboard housing boiler.

SNUG 18'4" x 8'1" (5.60 x 2.47)
Used as an informal reception space with uPVC double glazed window to the front outlook, laminate to floor coverings and integral access through to the garage.

FIRST FLOOR



GALLERY LANDING

14'0" x 10'10" (4.28 x 4.31)

With split levels providing access to up to five bedrooms, loft access point with fold down ladder, full power and lighting and generous storage provision.

Inner landing area provides access to double cupboard housing hot water cylinder.

PRINCIPAL BEDROOM

15'6" x 13'7" (4.74 x 4.15)

With uPVC double glazed window to the front outlook with fitted wardrobes and vanity dresser to one wall length.

ENSUITE SHOWER ROOM

7'5" x 4'3" (2.28 x 1.32)

Appointed with modern sanitary ware including low flush WC, inset basin to vanity unit with storage, walk in double shower tray with mains fed shower head and console. Electric shaver point, with full tiling to splashbacks, heated towel rail and uPVC privacy window to frontage.

BEDROOM TWO

14'3" x 12'1" (4.35 x 3.69)

With fitted wardrobes and vanity dresser to wall length, elevated outlook to the delightful rear gardens and access to...

ENSUITE SHOWER ROOM

5'7" x 9'8" (1.71 x 2.95)

With white sanitary ware including low flush WC, walk in shower cubicle and basin. Electric shaver point, heated towel rail, full tiling to splashbacks.

BEDROOM THREE

14'3" x 10'1" (4.35 x 3.08)

With uPVC double glazed window to frontage and of double bedroom proportions.

BEDROOM FOUR

12'0" x 9'7" (3.68 x 2.93)

With outlook to the rear gardens and fitted with cupboards. Of double bedroom proportions.

BEDROOM FIVE / STUDY

10'9" x 9'8" (3.29 x 2.96)

With uPVC double glazed window to the rear. Used currently as a study with fitted furniture, cupboard and wardrobe, with laminate to floor coverings, but has potential to be used as an additional bedroom also.

HOUSE BATHROOM

6'9" x 9'8" (2.07 x 2.95)

Appointed with a four piece suite including shower head and console with folding shower door, low flush WC, pedestal wash hand basin, panel bath with shower fitment, tiling to splashbacks with border detailing and uPVC privacy window to the side elevation.

EXTERNAL

The property boasts a most impressive and immaculately manicured gardens that must be seen to be fully appreciated with the full plot size extending in excess of 0.20 of an acre. Beech hedge perimeter border exists to the front boundary with access and provision of parking for multiple vehicles, in turn leading to a dedicated garage with electronically operated door. power, lighting and water. Brick set driveway and hard landscaping.

Gated access to one side of the property with shed provision to the alteranate side, again benefitting from power and lighting.

The rear gardens open to an established and mature plot in its entirety with brick set patio extending from the building foot print and low level wall. Laid to lawn grass section with mature shrubbery and planting including well established Acer trees. A walkway and bridge provides access to a "secret garden" area with further laid to lawn grass section, shed provision with power and lighting, greenhouse area and well stocked borders and edging. The final section of the garden benefits from a woodland feel, again with mature trees throughout and playing field views beyond.

External tap, light points and power sockets.

AGENTS NOTE

The rear gardens remain a genuine feature to the property and for all budding horticulturists remains a must see family home.

COUNCIL TAX:

We understand the current Council Tax Band to be F

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@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

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



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

