

staniford
grays



31 New Village Road, Little Weighton, HU20 3XH

£499,950





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Little Weighton, HU20 3XH

- PRIVATE 0.30 ACRE PLOT
- DECEPTIVELY SPACIOUS
- IMPRESSIVE KITCHEN/DAYROOM EXTENSION
- 2 BATHROOMS
- GATED DRIVEWAY
- VERSATILE LIVING EXTENDING 2000 SQUARE FEET (APPROX.)
- UPGRADED INTERIOR
- 5 BEDROOMS
- THREE RECEPTION ROOMS
- DETACHED DOUBLE GARAGING

IMPRESSIVE FAMILY HOME SITUATED UPON A 0.30 OF AN ACRE PLOT(APPROX.)

CONSIDERABLY EXTENDED HOME AND DECEPTIVELY SPACIOUS.

Occupying a tranquil village setting with complete privacy to the gated environment is this immaculately appointed and deceptively spacious detached property.

Having recently undergone a programme of extension and continued improvement the versatile living space extends in the region of 2000 square feet internally. The heart of the home remains a fully open plan and extended Dayroom/Dining Kitchen.

The versatile layout comprises; Entrance Vestibule, Dayroom/Dining Kitchen, Reception Lounge, Utility Room. Sitting Room, 3 ground floor Bedrooms and Shower Room. To the first floor level are two Bedrooms, Study and a well-appointed Shower Room.

Benefiting from a generous plot with expansive rear gardens with the benefit of an expansive side drive and detached Garage block.

Offering generous room sizes throughout and invited for inspection given the quality of family home on offer.



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ENTRANCE VESTIBULE 7'3" x 5'6" (2.22 x 1.69)
Accessed via a composite style entrance door with access provided to the extended day room kitchen.

DINING KITCHEN / DAY ROOM 22'0" x 17'8" (6.72m x 5.40m)
Having recently been modernised and extended to create an open plan reception space being the heart of this family home.

Well appointed throughout with a range of fitted wall and base units in a traditional Shaker style with units to three wall lengths and granite work surfaces and upstands over. Well specified incorporating double mid level Neff oven, over size induction hob with contemporary style extractor canopy over. A number of integrated appliances include a dishwasher, fridge freezer with soft closing doors and drawers throughout and a central focal point provided via a dedicated kitchen island and breakfast bar, again with the benefit of granite work surfaces over. Inset spotlights to ceiling, uPVC double glazed window to the immediate front outlook, opening to the dedicated dining space with further uPVC double glazed windows, laminate to floor coverings and oak internal doors providing access to...

INNER HALLWAY
With deep storage cupboard, staircase approach to first floor level and access to...

RECEPTION LOUNGE 19'5" x 15'4" (5.93 x 4.68)
With a central focal point provided via Inglenook brick sett fireplace with cast iron log burning stove, windows to three elevations and providing an abundance of natural day light being generous in it's room proportions throughout.

INNER HALLWAY 24'2" x 3'0" (7.39 x 0.93)
Providing access to a further three double bedrooms, shower room, utility room/ sitting room with generous cupboard space being shelved throughout to the understairs storage area.

UTILITY ROOM/ SITTING ROOM 23'8" x 9'5" (7.23 x 2.88)
A versatile reception space with full garden outlook, suitably sized to accommodate furniture suite with a dedicated space for dining table, dresser and a range of fitted wall and base units. used as a utility area, with personnel access door to side, uPVC double glazed windows, tiling to full floor coverings, inset porcelain sink and drainer.

BEDROOM ONE 12'4" x 12'4" (3.76 x 3.77)
Of double bedroom proportions with uPVC double glazed window to full rear garden outlook and wardrobes to one full wall length.

BEDROOM TWO 12'2" x 11'8" (3.72 x 3.58)
With uPVC double glazed window to side and of double bedroom proportions.

BEDROOM THREE 10'9" x 8'1" (3.28 x 2.48)
With uPVC double glazed window to side and of double bedroom proportions.

SHOWER ROOM 9'1" x 8'2" (2.77 x 2.49)
Immaculately appointed throughout in a contemporary style finish with recessed walk in shower tray with over sized glazed shower screening, mains fed shower head and console. Low flush WC, wall mounted basin, feature tiling to splashbacks with tiling to full splashback remainder and floor coverings, uPVC privacy window, inset spotlights to ceiling and heated towel rail.

FIRST FLOOR LANDING
With laminate to floor coverings, Velux roof light, generous storage and access provided to two further double bedrooms and study.



STUDY AREA With laminate to floor coverings and Velux roof light. Has potential to be used as a walk in wardrobe also. With access leading through to....	9'3" x 9'9" (2.83 x 2.99)
BEDROOM FOUR With window to the full garden outlook with uninterrupted views and of double bedroom proportions.	12'11" x 8'10" (3.96 x 2.70)
BEDROOM FIVE With Velux roof light, generous storage cupboards and eaves storage leading through to a further reception/ dressing area.	10'1" x 8'9" (3.09 x 2.68)
DRESSING AREA With laminate to floor coverings, and Velux window to roof space.	7'8" x 8'5" (2.34 x 2.57)

EXTERNAL
New Village Road itself remains well positioned offering a discreet setting of a limited number of executive style homes in the popular residential village of Little Weighton. The property itself benefits from a gated entrance drive with a five bar entrance gate and additional pedestrian access gate. Immaculate brick sett driveway offers parking provision for multiple vehicles with hedged boundary to the immediate front perimeter, being hard landscaped throughout and with recessed LPG underground storage.

A gravelled driveway leads to a further brick set area and a detached garage block.

Patio terrace extends from the immediate building footprint with an expansive laid to lawn grass section opening into a further garden area with well stocked borders, planting and edging. Offering excellent levels of privacy and seclusion throughout, being mature in its entirety with further log store.

To the end of the garden, a covered entertaining area features with potential for outdoor kitchen. Again, benefitting from established planting and shrubbery throughout. With full power and lighting and access gate to the rear of the plot. External tap and light points and power sockets.

GARAGE BLOCK
(at longest and widest point) With electronically operate up and over access door, personnel access door to side and window to rear. Being suitably sized to accommodate multiple vehicles with further storage area.

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 property Council Tax band to be 'D'.

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.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

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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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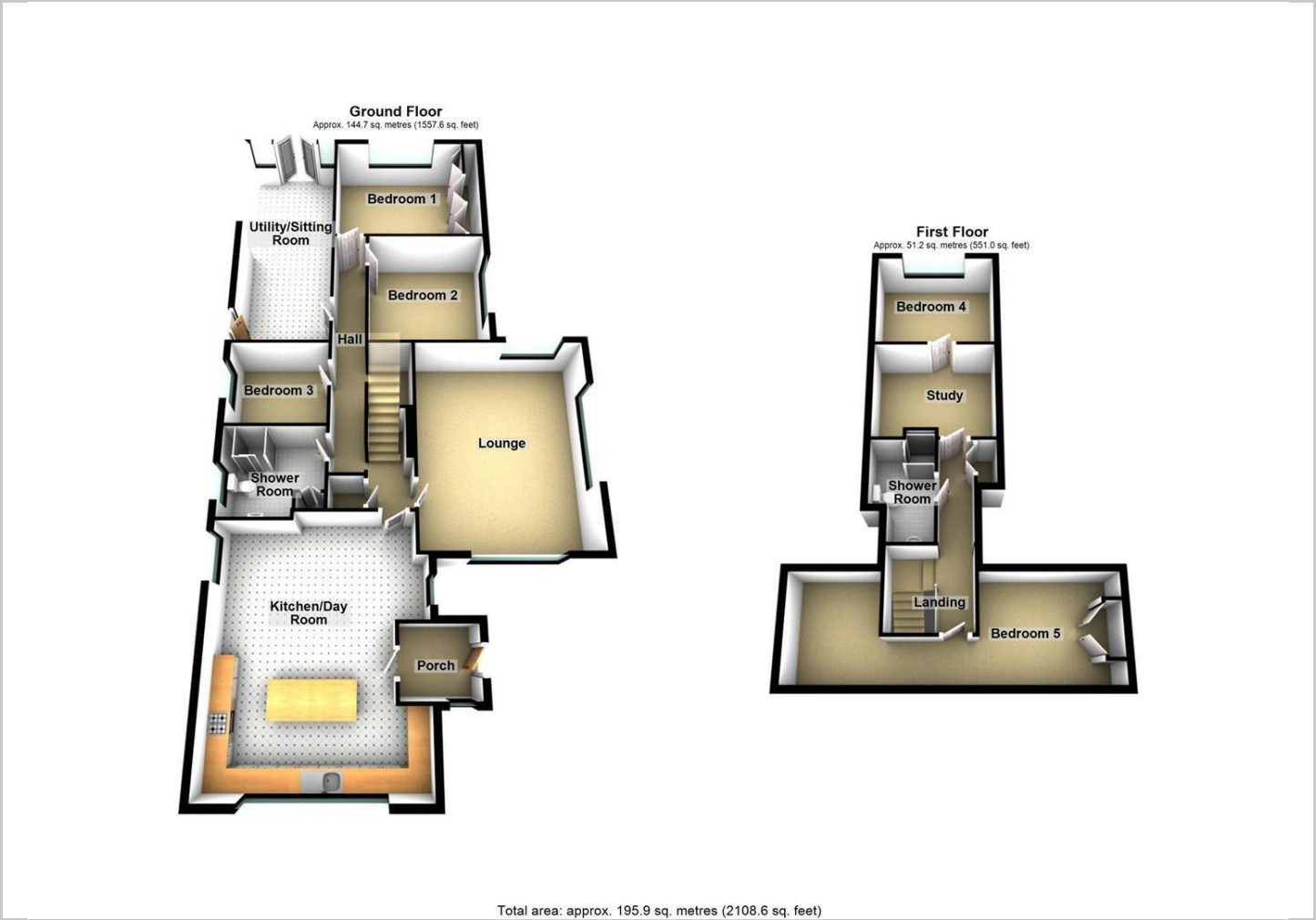
MISREPRESENTATION ACT 1967

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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.



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

