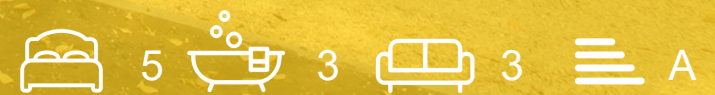


staniford
grays



6A West End Farm Close, South Cave, Brough, HU15 2ED

£775,000





6A West End Farm Close

Brough, HU15 2ED

- GATED AND RECENTLY CONSTRUCTED HOME
- OVER 2800 SQUARE FEET OF LIVING SPACE (INCL. UTILITY/GARAGE)
- LIFESTYLE LIVING WITH OPEN PLAN DAYROOM
- P.V. PANELS AND BATTERY STORAGE
- DISCREET SOUTH CAVE SETTING
- GENEROUS GARDENS TO FRONT AND REAR
- MODERN STYLING AND HIGH SPECIFICATION
- 5 BEDROOMS
- 3 RECEPTION ROOMS
- LARGE GATED DRIVEWAY AND DOUBLE GARAGE PARKING

A SUPERB BUYING OPPORTUNITY TO PURCHASE A RECENTLY CONSTRUCTED, EXECUTIVE STYLE FAMILY HOME.

The gated home remains discreetly positioned in the picturesque village of South Cave and is embodiment of lifestyle living. An applicant has the opportunity to move straight into this well styled, and striking home with the outstanding accommodation extending over 2500 square feet in size with attention to detail evident throughout, given the high specification.

The immaculately appointed living space comprises; Open plan reception hallway with gallery staircase, fully open plan Dayroom/Dining Area and highly specified Kitchen, Reception Lounge, Sitting Room/Games Room Utility Room (to integral garage and and Cloakroom W.C.)

To the first floor level 5 bedrooms are present with a Master Suite including Dressing Room and En-suite with a further En-suite to the Guest Bedroom and Family Bathroom.

A gated plot environment offers expansive parking for vehicles being deceptively spacious given the plot size with a patio terrace to the rear and turfed gardens within this private plot environment.

A pillared driveway with double and integral garage provision is also offered making this a must-see family home for applicants looking for a genuine and detailed



£775,000



GROUND FLOOR

ENTRANCE HALLWAY 14'5" x 15'1" (4.40 x 4.62)
A welcoming entrance to this most impressive modern property, being accessed via a composite style entrance door with quad window insert, large format tiling, impressive oak staircase with balustrade and glazed insert, inset spotlights to ceiling.

CLOAKROOM / W.C
With concealed cistern low flush w.c, contemporary style basin inset to unit, tiling to splashback and privacy window to front elevation.

RECEPTION LOUNGE 20'10" x 17'4" (6.36 x 5.29)
Accessed via double doors from the entrance hallway, with LVT flooring, bi-folding doors to the full garden orientation, inset spotlights to ceiling, of an excellent size with Class 1 flue suitable for a range of fire inserts (should this be required).

SITTING ROOM / RECEPTION TWO 17'4" x 12'1" (5.29 x 3.69)
Fully fitted with LVT floorcoverings, enjoying excellent levels of natural daylight via uPVC double glazed windows to the front and side elevations, inset spotlights to ceiling, double sliding doors leading through front lounge.

DAY ROOM / DINING KITCHEN 27'1" x 14'9" (8.26 x 4.52)
A most impressive contemporary space serving as the heart of this modern family home, having full open plan appeal and boasting a dedicated day room / seated area open plan through to kitchen area also. The kitchen itself is highly specified throughout with a range of contrasting fitted wall and base units, a central focal point is provided via an oversize kitchen island with generous storage below, quartz work surfaces over wall fitted base units and an impressive ceramic mix top to the kitchen island itself. Appliances include Neff oversize induction hob, concealed extractor canopy, mid-level twin Siemens ovens with additional convection oven also, twin full height fridge freezers, integrated dishwasher. Large format tiling to floor coverings, inset spotlights to ceiling, door to side and concealed entrance through to the integral double garage, with further fitted shelving and storage. Oversize bi-fold doors lead through to patio terrace, with open plan day room area to...

DINING AREA 16'8" x 7'10" (5.10 x 2.41)
With two windows to the rear elevation, inset spotlights to ceiling, tiled flooring continuing.

FIRST FLOOR

LANDING
With access provided to five double bedrooms and house bathroom, oak balustrade with glazed inserts.

PRINCIPAL SUITE 19'2" x 14'8" (5.86 x 4.48)
With windows to the rear elevation, fitted low level drawers and shelving, of an excellent size with access to walk-in wardrobe incorporating contemporary styled full-height bedroom furniture.

EN SUITE SHOWER ROOM
A most impressive and luxuriously appointed shower room, incorporating oversize inset vanity unit with inset basin with quartz surface, backlit mirror, self contained walk-in shower cubicle with backlit recesses, concealed cistern low flush w.c, further tiled recess, heated towel rail, privacy window to side, modern large format wall and floor tiling.

GUEST BEDROOM 12'1" x 16'7" (3.70 x 5.08)
With window to the rear elevation, fitted wardrobes and low level drawers to wall length and access provided to...



EN SUITE SHOWER ROOM

A luxuriously appointed shower room, incorporating oversize inset vanity unit with inset basin with quartz surface, self contained walk-in shower cubicle, concealed cistern low flush w.c, heated towel rail, recess, privacy window, modern large format wall and floor tiling.

9'1" x 7'3" (2.78 x 2.21)

BEDROOM THREE

Of double bedroom proportions with window to front elevation and fitted wardrobes to wall length.

12'5" x 16'8" (3.81 x 5.10)

BEDROOM FOUR

With window to rear elevation and of double bedroom proportions offering space for freestanding bedroom furniture.

16'4" x 7'11" (4.98 x 2.42)

BEDROOM FIVE

Of double bedroom proportions and window to the front elevation.

14'1" x 7'2" (4.30 x 2.19)

HOUSE BATHROOM

Being highly specified throughout offering attention to details and genuine character styling, with oversize bath with wall mounted tap point, walk-in shower area with rainfall showerhead, herringbone jade green tiling to full wall coverings, concealed cistern low flush w.c, oversize vanity unit with quartz surface and inset basin, heated towel rail, window to rear.

OUTSIDE

West End Farm Close remains conveniently positioned within a genuinely peaceful cul de sac setting with excellent commuter links to the A63/M62 corridor, consequently proving a popular option for family profiles.

The subject dwelling was completed in 2025 and has over 9 years remaining on the build warranty. Made from a Cotswold style yellow brick from a gated entrance drive offering ample parking provision with an expansive front garden area with feature tree and walled detailing. Leads to a Double Garage (5.31m x 6.14m) with electronically operated access door, housing auxiliaries for heating, solar power and underfloor heating also and battery storage. To one wall length a utility area comprises of fitted wall and base units providing ample provision for low level white goods, also personnel door to side.

The rear garden benefits from a patio terrace spanning the full width of the property, further laid to lawn grass section (awaiting laying), full walled boundary perimeters, external power sockets, light points and tap point.

AGENTS NOTE

The property has been recently completed, having been occupied for a limited period of time and benefits from full floor coverings and fittings throughout. Underfloor heating exists to the ground floor and wet radiator system to the first floor, photovoltaic panels also exist with 5.5kW battery storage located to the garage. The property also benefits from an integrated alarm system, fully insulated garage, and the property benefits from an 'A' EPC rating, offering all the ECO credentials a discerning purchaser could wish for.

For any further details please contact the sole selling agent Stanfords Grays.

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 is 'F'.

TENURE

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

WEBSITES

www.stanfords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanfords.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@stanfords.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 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.

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



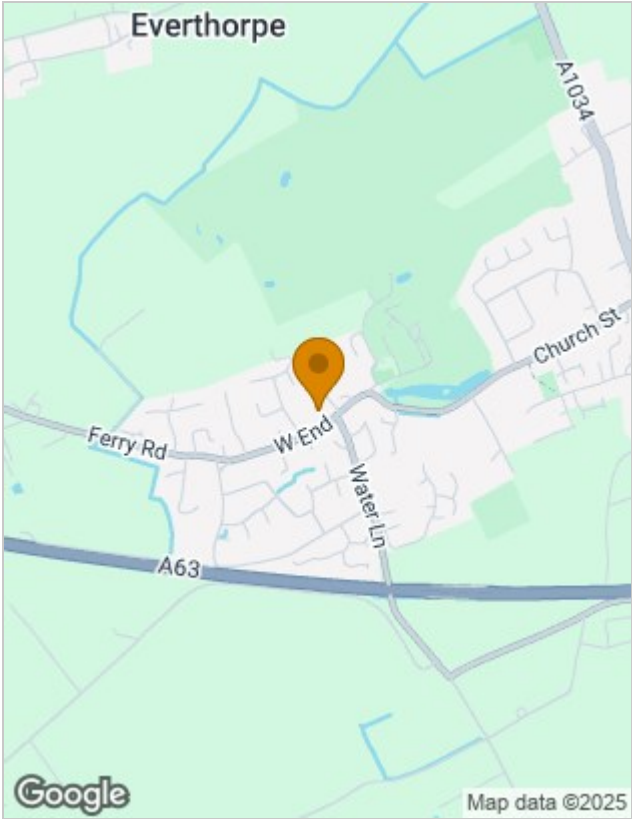
Viewing

Please contact our Swanland Office 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

