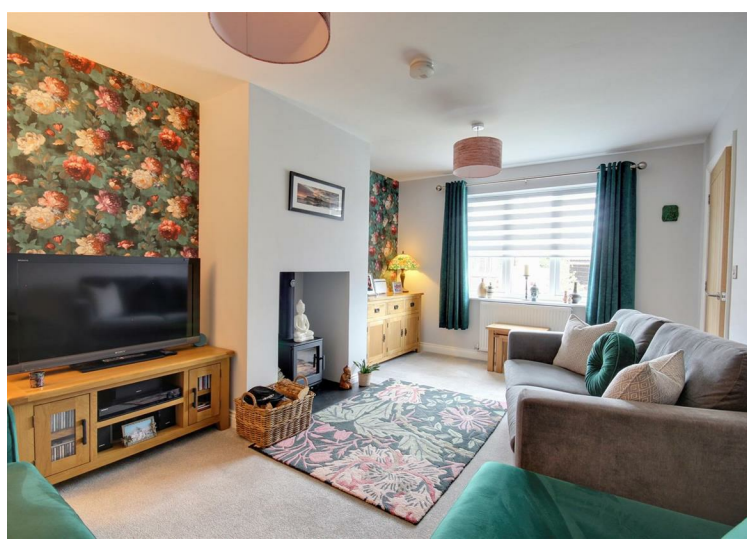




QUICK & CLARKE
The Property Specialists

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6 Fetches Field, Hutton Cranswick, Driffield YO25 9FT
£395,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

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- Beautiful, recently built family house
- Fabulous styling throughout
- Open plan dining kitchen
- 2 receptions/4 Bedrooms/2 Bathrooms
- Head of cul de sac position
- Southerly facing garden
- Impressive garden office/hobby room/gym
- Sought after village location
- Very high specification
- EPC Rating: B; Council Tax Band: D

A beautifully crafted and stylish family house boasting a very high specification and being less than 2 years old. With an attractive layout, and having an open plan dining kitchen which overlooks the Southerly facing garden, the property has the benefit of four bedrooms and two bathrooms and with the addition of an impressive garden office or hobby room/gym. Located in the highly regarded village of Hutton Cranswick and lying conveniently close to the railway station and the amenities, the property exudes a light and homely feel.

LOCATION

The property is located at the head of a quiet cul-de-sac which forms Fetches Field and which is accessed off Simpson Place from Main Street, close to the centre and amenities of Hutton Cranswick.

Hutton Cranswick, which in the past has comprised the two separate communities of Hutton and Cranswick, is situated just off the B1249 Driffield (4 miles) to Beverley (9 miles) road. The village provides an extensive range of amenities including public house, shops and its own primary school. There are excellent road links to the surrounding areas and the village lies on the main Scarborough to Hull railway line. The nearest town is Driffield which is centrally situated within very convenient access of the coast (12 miles), Beverley (12 miles), Malton (15 miles) and Hull (20 miles). The town itself benefits from an excellent range of shopping facilities with major high street chains including Tesco, Boots, Superdrug, and Iceland, being supplemented by more individual local shops.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with opaque glass panels, inset mat well and stairs to the first floor accommodation with storage area under.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and chrome heated towel rail.

LIVING ROOM

16'10" x 10'11" (5.13m x 3.33m)
The focal point of the room is a wood burning stove set in a fireplace with slate hearth. Window to the front elevation.

DINING ROOM

16'10" x 8'6" (5.13m x 2.59m)
Allowing flexibility of living space and with window to the front elevation. Attractive Amtico herringbone flooring.

OPEN PLAN DINING KITCHEN

22' x 8'6" (6.71m x 2.59m)
A stunning modern kitchen offering a range of light grey base units and dark grey wall units with complementing quartz work surfaces and matching upstand, ceramic tile splashbacks, electric hob with extractor over, porcelain one and a half bowl sink and drainer, integrated oven, dishwasher, Amtico flooring, French doors leading out onto the Southerly facing rear garden and window to one side.

UTILITY ROOM

8'6" x 4'9" (2.59m x 1.45m)
Light grey base units to match those in the kitchen and laminate work surfaces, stainless steel sink and drainer, space and plumbing for washing machine, Amtico flooring and uPVC glass panelled door leading out onto the rear garden.

FIRST FLOOR

LANDING

Built-in cupboard.

BEDROOM 1

11' x 10'3" (3.35m x 3.12m)
Window to the front elevation.

EN-SUITE

Three piece sanitary suite comprising vanity hand wash basin, close coupled w.c., corner shower enclosure, chrome heated towel rail and window to the side elevation.

BEDROOM 2

19' x 8'6" (5.79m x 2.59m)
A dual aspect room with window to the front elevation and skylight to the rear.

BEDROOM 3

11'5" x 9'3" (3.48m x 2.82m)
Window to the rear elevation.

BEDROOM 4

8'5" x 7'10" (2.57m x 2.39m)
Window to the rear elevation.

BATHROOM

Three piece sanitary suite comprising vanity hand wash basin, close coupled w.c., panelled bath with thermostatic shower valve over and window to the front elevation.

OUTSIDE

The property is set back from the road with a central path leading up to the front door and lawn to either side. A gravelled driveway leads up to the garage and a gate provides access to the rear garden.

The rear garden is Southerly facing and not overlooked directly from the rear. With a central lawn, there is a gravel seating area and wide and well stocked flower borders. Fenced on three sides and with a gate directly onto the driveway and also down the side of the property where there is storage for the bins, there is also direct access into the garden office.

GARDEN OFFICE/HOBBY/GYM

11'6" x 8'2" (3.51m x 2.49m)
A conversion of the rear of the garage and with a uPVC glass panelled door leading off from the patio and window to the rear elevation.

STORE

9'3" x 6'4" (2.82m x 1.93m)
A store remains to the front of the garage with door opening onto the driveway.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TRIPLE GLAZING

The property benefits from uPVC triple glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.