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Matthew
Limb
MOVING HOME



Five Gables Welton Low Road, Elloughton, East Yorkshire, HU15 1HR

- 📍 Outstanding Property
- 📍 Gated Entrance
- 📍 6 Bedrooms / 5 Bathrooms
- 📍 Council Tax Band = G
- 📍 Stunning Open Plan Living
- 📍 Great Parking / Double Garage
- 📍 Hi-Tech Specification
- 📍 Freehold / EPC = C

£895,000

INTRODUCTION

This outstanding detached house is everything you could wish for from a family home with an abundance of space, a hi-tech specification and a southerly facing garden. With accommodation extending to in excess of 4,000 sq feet over three floors as depicted on the attached floor plan, the layout affords plenty of space and a great deal of versatility providing up to six bedrooms/home working. The quality of this fine property is unquestionable and clearly evident upon inspection, from its range of automated features, to oak doors and staircase and a plethora of bespoke fittings. At ground floor an impressive entrance hall provides access to three reception rooms, utility and the cloaks/W.C. The heart of the house is an open plan living/dining/kitchen space featuring a stunning high quality kitchen with bi-folding doors leading out to the terrace. The living/cinema room also enjoys bi-folding doors which open out to the fabulous and spacious rear patio and a cedar clad canopied area which is ideal for relaxing and entertaining. A south westerly facing garden with mature borders extends beyond. The ground floor also has a large utility/boot room which provides an extensive range of storage. At first floor are four bedrooms each having its own en-suite bath/shower room and the master bedroom also includes a fitted dressing room. The upper floor has two further bedrooms and an en-suite bathroom. There is central/underfloor heating and a combination of double and triple glazing is installed.

The property occupies a great plot in excess of 1/3 of an acre with automated gates fronting onto both Welton Low Road and Woodlands Lane which provide access to the attractive block set forecourt ideal for multiple parking plus a lawn bounded by high hedging providing privacy. There is also a large double garage with automated door.

The specification includes Hi-Tech AV/electrical specification, which includes Ethernet Data cabling providing excellent home working/audio visual capability including home cinema.

In all a fine property in a highly desirable location.

PART EXCHANGE CONSIDERED

The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

LOCATION

The property is situated on the south side of Welton Low Road, close to the village centre. Located approximately 10 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough, provides all the amenities you are likely to need. Elloughton has a well reputed junior school and lies within the catchment area for South Hunsley School which regularly features highly in the league tables for the East Riding. A number of public schools are also available nearby such as Tranby, Hymers College or Pocklington. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. A main line railway station is located in Brough which has a regular service to the surrounding area including to London Kings Cross approx. 2.5 hours travelling distance away. Humberside airport lies approximately 30 minutes driving time away. Other amenities include Brough golf course, Ionians rugby club and sports centre, walking on the Wolds Way and many other recreational facilities plus supermarkets and various shops.

ACCOMMODATION

Residential composite entrance door opens to:

ENTRANCE HALLWAY

Spacious and welcoming with oak and glass balustrade staircase leading to the first floor with cupboard below. Underfloor heating in entrance area and panelled radiator. Windows to front.



CLOAKS/W.C.

With low flush W.C. and wash hand basin. Tiled Floor. Heated towel rail. Window to front.

LIVING / CINEMA ROOM

26'5" x 16'4" approx (8.05m x 4.98m approx)

With a bespoke built in media unit, an automated screen, projector and Bose speakers. Automated curtains, inset spotlights, bi-folding doors opening out to the canopy covered rear patio and window to front. Underfloor heating. Data cabling.



VIEW TO GARDEN THROUGH BI-FOLD DOORS



GAMES ROOM

17'5" x 12'11" approx (5.31m x 3.94m approx)
With triple glazed windows to three sides. Inset spotlights, 2 built in Monitor Audio ceiling speakers and data cabling, TV point. 2 Panelled radiators.



LIVING KITCHEN

30'8" x 25'9" approx (9.35m x 7.87m approx)
(measurements to extremes)
Situated to the rear of the house is this stunning open plan living kitchen with triple glazed bi-folding doors opening out to the rear patio, tiled floor, underfloor heating, inset spotlights and a triple glazed window to the front elevation. Built in ceiling speakers and data cabling. Automated Lutron blind and lighting control.



KITCHEN/DINING AREA

The kitchen provides an extensive range of quality dual tone book matched walnut and cream contemporary base and wall units topped by quartz worksurfaces and complemented by a matching central island with raised breakfast bar peninsular. There is an array of integrated NEFF appliances including an oven, combination microwave oven, steam oven, warming drawer, induction hob with downdraught extractor, larder fridge and larder freezer, dishwasher and wine fridge. There is an under counter one and a half bowl sink with drainer, an Insinkerator boiling water tap plus built in refuse bins and cabinet under lighting over sink. 4 built in Monitor Audio ceiling speakers.



DINING AREA



LIVING AREA

With triple glazed window to front elevation, bespoke media cabinet, data cabling, 2 built in Monitor Audio ceiling speakers.



UTILITY/BOOT ROOM

16'11" x 9'9" plus 8'1" x 9'9" approx (5.16m x 2.97m plus 2.46m x 2.97m approx)

Fitted with an extensive range of base and wall units in cream matching kitchen providing exceptional storage, integrated fridge. Quartz worksurfaces with inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Concealed gas fired boiler. Triple glazed windows to rear elevation, tiled floor, underfloor heating, external aluminium access door to rear garden.



FIRST FLOOR

GALLERIED LANDING

With matching oak and glass balustrade staircase leading to the second floor. 2 windows to front elevation. 2 panelled radiators.



BEDROOM 1

18'1" x 16'5" approx (5.51m x 5.00m approx)
2 windows to front elevation. Data cabling. 2 panelled radiators. TV point.



DRESSING ROOM

9'3" x 8'4" approx (2.82m x 2.54m approx)
Fitted with built in units providing ample hanging space, shelving and drawers. Window to rear. Panelled radiator. Inset spot lights.

EN-SUITE BATHROOM

16'3" x 7'1" approx (4.95m x 2.16m approx)

With contemporary suite comprising a walk in shower with glass panel, Villeroy & Boch bath, twin vanity sinks, WC, two heated towel rails, inset spot lights, electric underfloor heating, tiling to floor and walls, windows to rear elevation. 3 mirrored wall cabinets.



BEDROOM 2

12'11" x 12'11" approx (3.94m x 3.94m approx)

With fitted wardrobes, desk and drawers, window to rear. Panelled radiator, data cabling, TV point.



EN-SUITE BATHROOM

12'11" x 6'3" approx (3.94m x 1.91m approx)
With walk in shower, Villeroy & Boch bath, wash hand basin and low flush W.C. 2 heated towel rails, inset spot lights, electric underfloor heating, tiling to floor and walls, window to front elevation. Mirrored wall cabinet.



BEDROOM 3

12'11" x 12'0" approx (3.94m x 3.66m approx)
With fitted wardrobes, desk and drawers, window to front elevation, panelled radiator, data cabling and TV point.



EN-SUITE SHOWER ROOM

8'9" x 4'10" approx (2.67m x 1.47m approx)
Being fully tiled with suite comprising shower with glass panel, Villeroy & Boch wash hand basin and low flush W.C. Heated towel rail, electric underfloor heating and window to side. Inset spot lights, mirrored wall cabinet.



BEDROOM 4

12'11" x 9'11" approx (3.94m x 3.02m approx)
With fitted wardrobes, desk and shelving. Window to rear, panelled radiator, data cabling, TV point.



EN-SUITE BATHROOM

9'11" x 7'11" approx (3.02m x 2.41m approx)
With suite comprising a Villeroy & Boch bath, walk in shower with glass panels, wash hand basin and low flush W.C. 2 heated towel rails, inset spot lights, electric underfloor heating and window to rear. Mirrored wall cabinet.



SECOND FLOOR

LANDING

With built in storage cupboards and Velux style window to the rear. Inset spotlights, panelled radiator.

BEDROOM 5/OFFICE

18'10" (narrowing to 15'11") x 11'5" approx (5.74m (narrowing to 4.85m) x 3.48m approx)

Velux style window to rear. Panelled radiator, data cabling, inset spot lights, TV point.



EN-SUITE BATHROOM

11'4" x 9'0" approx (3.45m x 2.74m approx)

With suite comprising a bath with shower attachment, wash hand basin and low flush W.C. Velux style window to rear. Panelled radiator, inset spotlights.

BEDROOM 6

16'5" x 11'10" approx (5.00m x 3.61m approx)

2 velux style windows to front and velux style window to rear. Inset spot lights. With large storage room situated off housing the cylinders.

OUTSIDE

The property occupies a very appealing plot in excess of 1/3 of an acre with automated gates fronting onto both Welton Low Road and Woodlands Lane allowing easy "drive-through". The driveway is block set with perimeter lighting providing parking for multiple vehicles plus there is a lawn bounded by high hedging. There is a large double garage with automated door. A gate provides access to the side where there is housing for bin storage. A path leads to the rear garden.

The rear garden enjoys a south westerly aspect and is fully enclosed with high hedging to the boundary. There is a patio which runs along the rear of the house and a cedar clad canopy accessed from the living/cinema room with recessed lighting providing an excellent entertaining area. A lawn extends beyond with a second westerly facing patio and there is a pond plus an ornamental gravelled area, mature shrubs, hot and cold water taps and a number of external electric sockets.





REAR VIEW



DRIVEWAY



SERVICES

Mains Gas, Water and Electricity are connected to the property. Drainage is via a wastewater treatment plant.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

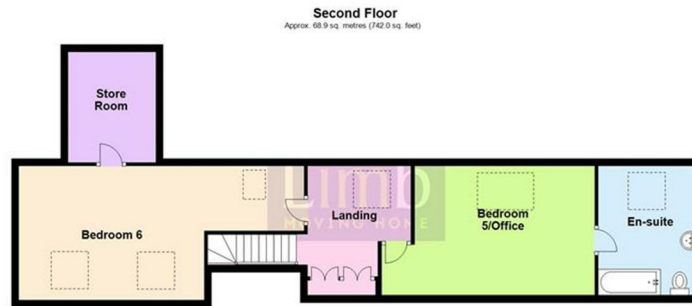
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 391.3 sq. metres (4211.8 sq. feet)

