

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF

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Matthew
Limb
MOVING HOME



40 The Crescent, Welton, East Yorkshire, HU15 1NS

- 📍 Simply Outstanding
- 📍 Contemporary Detached
- 📍 Open Plan Living
- 📍 Council Tax Band = E
- 📍 4 Beds/2 Baths
- 📍 Great Parking & Garage
- 📍 South Facing Garden
- 📍 Freehold/EPC = C

£475,000

INTRODUCTION

Let the pictures paint a thousand words! A simply outstanding detached property affording exquisite open plan living which provides light, airy and spacious accommodation. This is enhanced by a vaulted ceiling to the main living space complete with a series of velux windows and also doors open to the south facing garden. This contemporary home has been thoughtfully and significantly remodelled by the current owners who clearly have an eye for detail and a quality specification. This has created a desirable lifestyle and a property that is easy to live in. The emphasis is on good sized spaces rather than lots of rooms and briefly comprises an appealing hallway which leads to the spectacular open plan living area with dining space, bar/utility area and kitchen with its south facing vaulted ceiling. A staircase with a glass and oak balustrade leads up to the galleried landing. There is also a separate sitting room with doors out to the rear garden. The master suite is situated on the ground floor with doors opening to the garden and double doors leading into the stylish en-suite bathroom. At first floor are three further bedrooms served by a contemporary and beautifully tiled wet room. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing.

Outside the property provides good parking having two driveways and a garage. The south facing rear garden is a good size and has been set out for ease of maintenance, predominantly laid to granite pavers with a further area beyond which is lawned and a concrete base houses a fabulous garden chalet, ideal as an office, gym, treatment room or entertaining area.

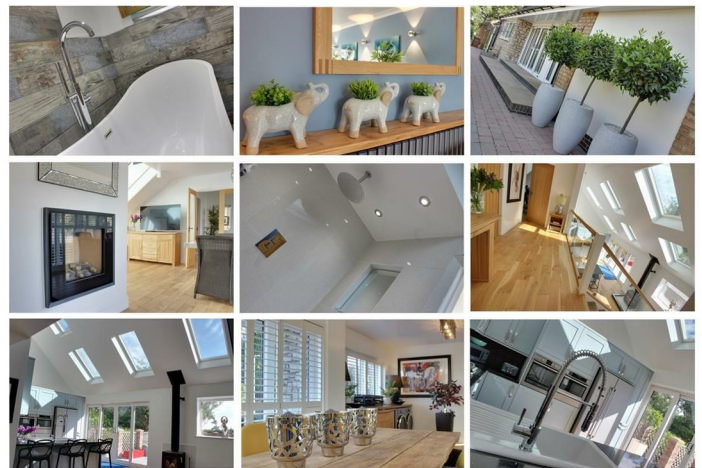
In all a superb home which stands in a sought after cul-de-sac setting within the picturesque village of Welton.

LOCATION

Welton is one of the regions most picturesque and desirable villages and is clustered around St Helen's church and village pond with a running stream from The Dale. Welton has a well reputed village pub, school and highly reputable secondary school at South Hunsley in the neighbouring village of Melton. Located at the foot of the Yorkshire Wolds, many beautiful walks and cycle trails are available. Welton is also ideally placed for immediate access to the A63 leading to Hull city centre to the east and into the M62 national motorway network to the west. A mainline railway station is located in the neighbouring village of Brough.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALLWAY

Oak flooring. Double doors open to both the master suite and also the living area.



DINING/LIVING AREA

23'0" x 11'2" approx (7.01m x 3.40m approx)

This open plan space spans from the front of the house to the rear and combines a dining area, living space and open through to the kitchen. The dining area has sliding doors to the front complete with shutters. Again, in an open plan style there is a bar/utility area. Oak flooring.



BAR/UTILITY AREA

12'0" x 11'5" approx (3.66m x 3.48m approx)

With fitted work tops, this space could be used in a variety of ways. The current owners use it as a bar area and also space to house the washing machine and dryer. There is also a contemporary "living flame" gas fire to the chimney breast. Oak flooring,



SITTING ROOM

15'7" x 9'8" approx (4.75m x 2.95m approx)

A separate room with double doors out to the garden.



KITCHEN

23'2" x 12'10" approx (7.06m x 3.91m approx)

This stunning space is situated to the rear of the property and has windows and sliding double doors leading out together with a vaulted ceiling having a series of velux windows allowing light to flood in. The kitchen has an extensive range of fitted base and wall mounted units complete with breakfast bar peninsula and there are Quartz work surfaces. There is a ceramic sink and drainer with professional mixer tap, AEG oven and microwave with warming drawer, integrated dishwasher, five ring gas hob with designer filter hood above, tiled surround to the units. There are also kickspace heaters to the floor plinths which are run off the central heating. There are feature pendant lights hanging from the ceiling. The room also features a log burner which is ideal for those cosy winter nights. To one corner sits the attractive staircase with a glass and oak balustrade which returns over the galleried landing.



ALTERNATIVE VIEW



MASTER BEDROOM

22'0" x 9'10" approx (6.71m x 3.00m approx)
With oak flooring, recessed down lighters to ceiling, windows and sliding doors out to the south facing rear garden. Double doors open to:



ALTERNATIVE VIEW



EN-SUITE BATHROOM

A superb bathroom with suite comprising a slipper style bath with tap stand, low level W.C, wash hand basin, tiling to the walls and floor, heated towel rail, recessed down lighters to ceiling.



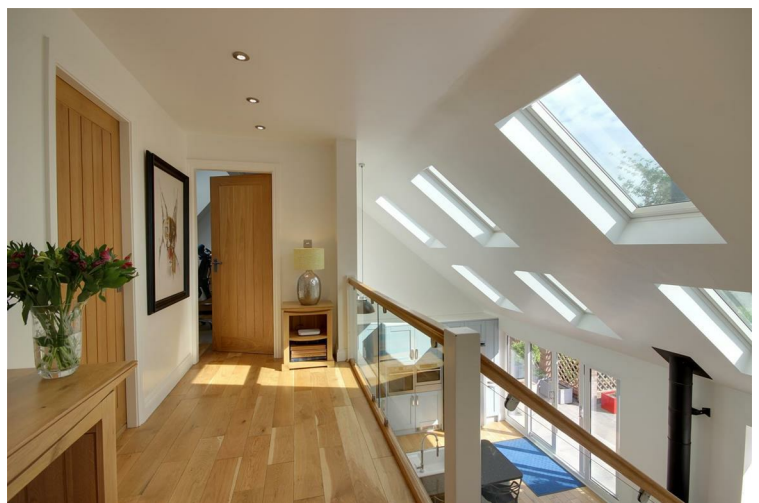
ALTERNATIVE VIEW



FIRST FLOOR

GALLERIED LANDING

With glass and oak balustrade looking over into the kitchen area below, oak flooring.



ALTERNATIVE VIEW



BEDROOM 2

16'10" x 12'0" approx (5.13m x 3.66m approx)
Window to front elevation with attractive shutters. Wood flooring, recessed down lighters to ceiling.



BEDROOM 3

10'9" x 10'0" approx (3.28m x 3.05m approx)
Window to front with attractive shutters.

BEDROOM 4

16'4" x 8'8" approx (4.98m x 2.64m approx)
An attractive room with a series of south facing velux windows. Wood flooring, recessed downlighters to ceiling.



WET ROOM

This contemporary wet room has beautiful tiling to the walls and floor and briefly comprises a walk in shower area with rain head, low level W.C, designer wash hand basin, heated towel rail.



ALTERNATIVE VIEW



OUTSIDE

The property has a wide frontage with central lawn and ornamental planting. Block set driveways extend to either side of the house. The garage has an automatic up and over entry door and houses the gas fired central heating boiler. The good sized south facing rear garden has been extensively paved with granite pavers for ease of maintenance and has a wall and trellis surround with a further garden area set to lawn. There is also a 20' x 20' reinforced concrete base complete with damp proof membrane, insulation and electric hook up which houses a fabulous garden chalet/office.



GARDEN CHALET

15'8" x 12'4" approx (4.78m x 3.76m approx)

A superb timber garden chalet which is insulated and has power and light. It is ideal as an office, gym, entertaining areas, treatment room or similar.



REAR VIEW OF THE PROPERTY



ALTERNATIVE VIEW

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E . 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

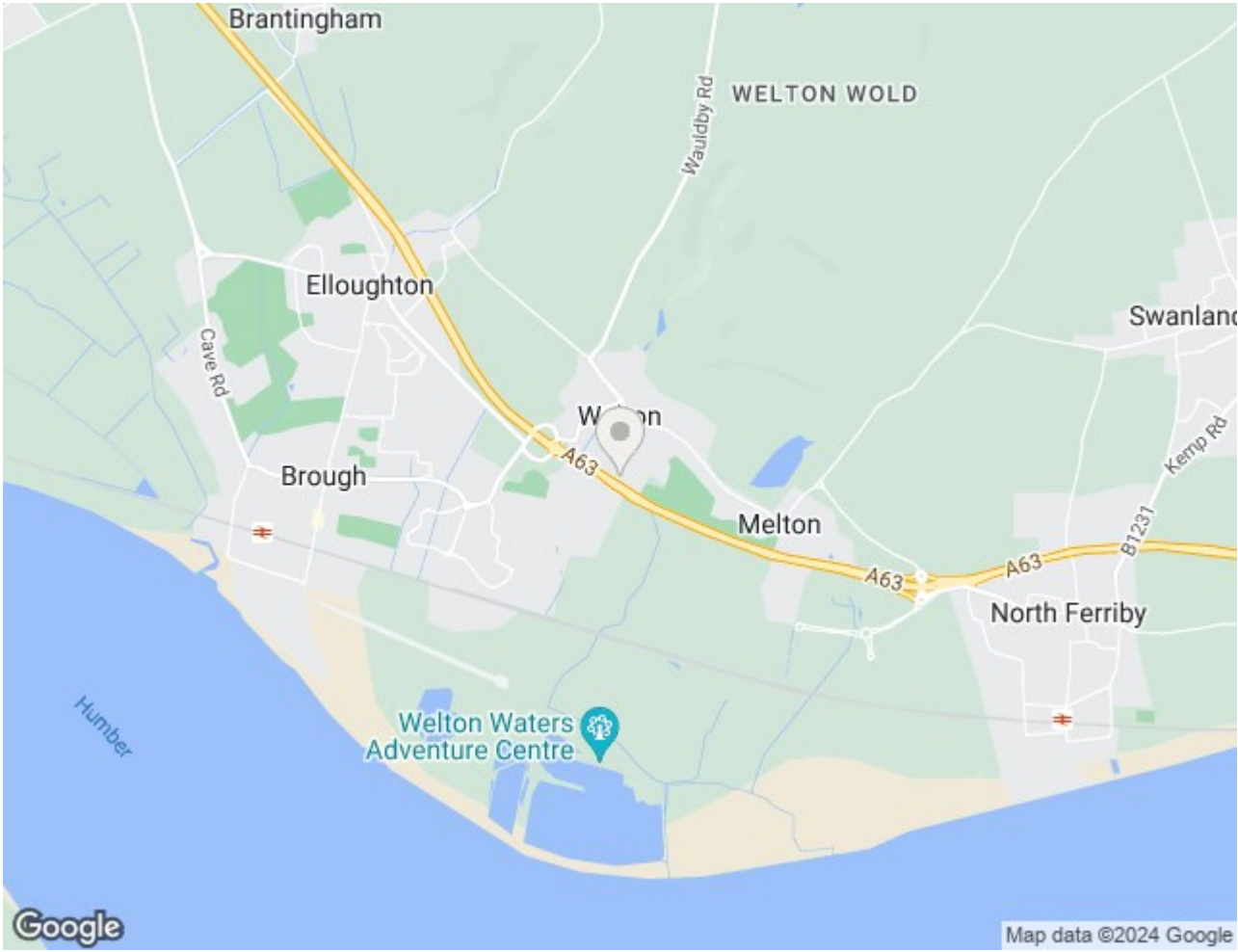
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 199.1 sq. metres (2142.7 sq. feet)

