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**Limb**  
MOVING HOME



*40 Nunburnholme Avenue, North Ferriby, East Yorkshire, HU14 3AN*

- 📍 Superb Detached Residence
- 📍 Fabulous Living Space
- 📍 4 En-suite Bedrooms
- 📍 Council Tax Band = G
- 📍 Stunning Open Plan Kitchen
- 📍 Delightful Garden
- 📍 Drive & Double Garage
- 📍 Freehold/EPC = C

*Guide Price £720,000*

## INTRODUCTION

This fabulous detached house provides a stunning range of accommodation which has also been extended in recent years to create what it is, a wonderful family home. The property has undoubtedly one of the best plots on the development and enjoys an attractive position within a highly desirable cul-de-sac providing a delightful south facing garden to the rear. The property is arranged over two floors and extending to nearly 3,000sq. feet, the accommodation includes fabulous living space which has a combination of 6 reception areas and a stunning 28 foot long kitchen with vaulted ceiling. The property is security enhanced with electronic Danalock to the front door and electronic Yale lock to the back door. You cannot fail to be impressed upon entering the property by its beautiful entrance reception with Amtico flooring and a galleried landing above. At first floor are a series of 4 double bedrooms, all with en-suites, 2 of which also have dressing areas. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property occupies a wide plot having an impressive frontage to Nunburnholme Avenue and a block set driveway provides ample parking leading onwards to the detached double garage. The southerly facing rear garden has been landscaped to provide many areas of interest including shed, summerhouse and an extensive paved terrace, a great area to relax or entertain.

In all, a fabulous home of which early viewing is strongly recommended.

## LOCATION

The property is located in the cul-de-sac position along Nunburnholme Avenue, close to the centre of this highly regarded west Hull village. North Ferriby lies approximately 8 miles to the west of Hull and offers a great range of local shops and amenities including a convenient store. There are a number of recreational facilities plus a well reputed junior school with secondary school available at the nearby South Hunsley in Melton. The village boasts a mainline railway station which can be found a short walk away and there is convenient access to the A63 leading into Hull City Centre to the east, the Humber Bridge or the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE RECEPTION

With galleried landing above, a stunning reception area. Amtico flooring with an inset star feature, deep coving and an opening through to the inner hallway with an oak detailed staircase leading up to the first floor.



## CLOAKS/W.C.

With low level W.C. and wash hand basin.

## LOUNGE

20'6" x 13'0" approx (6.25m x 3.96m approx)

With windows and central double doors leading out to the rear garden. The focal point of the room is a feature cast fireplace housing a "living flame" gas fire. There is Amtico flooring, wall mounted TV point, Lutron lighting, deep coving and recessed downlighters.



*BREAKFAST AREA*

14'8" x 11'0" approx (4.47m x 3.35m approx)

Plus bay window to rear with central double doors leading out to the garden. This room is arranged in open plan style through to the kitchen. There is Amtico flooring, deep coving, wall mounted TV point and designer radiators. A wide opening leads through to the:

## KITCHEN

28'0" x 10'0" approx (8.53m x 3.05m approx)

A more recent extension to the original house this stunning room has a vaulted ceiling and aspects to both front and rear. There are a series of Velux windows allowing light to flood in. The kitchen has an extensive range of quality oak fronted base and wall mounted units running to three walls with beautiful granite work surfaces and upstands. There is a matching island with breakfast bar peninsulas. The units have an undercounter one and a half sink with instant hot water tap and an array of Siemens appliances including an induction hob with canopied extractor hood above, oven, microwave, dishwasher and there is an American style fridge freezer. The utility area to one end of the kitchen has a further sink and drainer unit. Amtico floor extends throughout and there are recessed downlighters to the ceiling.



## WINE ROOM/BAR

13'1" x 11'3" approx (3.99m x 3.43m approx)

Window to front elevation. Fitted with shelving and units which feature an oven, warming drawer, fridge and concealed plumbing for a dishwasher.



## DINING ROOM

18'4" x 11'10" approx (5.59m x 3.61m approx)

A large room with feature fire surround housing a "living flame" gas fire, Amtico flooring, window to side elevation. Two pairs of double doors open to the garden room.



## GARDEN ROOM

17'0" x 9'10" approx (5.18m x 3.00m approx)

Overlooking the rear garden with double doors leading out. Recessed downlighters to ceiling, oak flooring.



## STUDY

11'2" x 8'10" approx (3.40m x 2.69m approx)  
With a range of fitted furniture and desk. Window to front elevation.



## SIDE LOBBY

With useful cloaks cupboard off and external access door to the driveway.

## UTILITY ROOM

With fitted base and wall mounted units, sink and drainer, integrated freezer, plumbing for an automatic washing machine, tiled surround. Wall mounted gas fired central heating boiler.



## FIRST FLOOR

## GALLERIED LANDING

A spacious landing with gallery over the entrance hall. Windows to front elevation. there is a pressurised tank cupboard situated off.



## BEDROOM 1

20'8" x 13'0" approx (6.30m x 3.96m approx)  
With a range of fitted furniture comprising wardrobes and drawers.  
Window to rear elevation, recessed downlighters to ceiling, deep coving. An opening leads through to the dressing area.



## DRESSING AREA

With fitted wardrobes to one side and a dressing table to the other. Door to:



## EN-SUITE BATHROOM

With a recently installed suite comprising a spa bath, "walk in" shower with glazed partition, wash hand basin and bidet. Tiling to the walls and floor.



## BEDROOM 2

18'8" x 13'3" approx (5.69m x 4.04m approx)  
With two windows to front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising low level W.C., wash hand basin, shower cubicle, tiled surround and floor, heated towel rail.



*BEDROOM 3*

12'8" x 12'0" approx (3.86m x 3.66m approx)  
With fitted drawers, window to rear elevation.



*DRESSING AREA*

With fitted wardrobes to two walls.

*EN-SUITE*

With low level W.C., wash hand basin, shower cubicle, tiled surround and floor.



## BEDROOM 4

11'0" x 17'7" approx (3.35m x 5.36m approx)  
With fitted wardrobes, drawers and cupboards, window to front elevation.



## EN-SUITE SHOWER ROOM

With suite comprising independent shower cubicle, fitted furniture with inset wash hand basin and W.C., tiled surround and floor.



## OUTSIDE

The property occupies one of the best plots on Nunburnholme Avenue and there is an open plan lawned garden with shrub beds to the front. A wide block set driveway provides excellent parking for multiple vehicles and leads onwards to the double garage. The rear garden is an absolute delight and enjoys a southern aspect. It has been attractively landscaped and incorporates a large paved terrace, ideal to relax or entertain. To one corner of the garden lies a corner patio with a summerhouse and to another corner is a wildlife garden and pond. There is also a garden shed along with several planting beds benefit from an automated irrigation system.



## *REAR VIEW*



## *DOUBLE GARAGE*

A detached double garage which measures approximately 16'9" x 16'8" internal. There is an up and over remote controlled entry door and power and light supply is installed. To the back wall of the garage is a run of very useful storage cupboards.

## *CENTRAL HEATING*

Gas fired central heating to radiators via a Worcester boiler located in the utility room.

## *DOUBLE GLAZING*

uPVC framed double glazing is installed.

## *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. 272.3 sq. metres (2931.1 sq. feet)

