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Matthew  
**Limb**  
MOVING HOME



*11 Drovers Rise, Elloughton, East Yorkshire, HU15 1LN*

- 📍 Stunning Detached House
- 📍 5 Beds/3 Baths
- 📍 Ideal Family Home
- 📍 Council Tax Band = F
- 📍 Fabulous Views to Rear
- 📍 Outdoor Entertaining Space
- 📍 Desirable Cul-de-sac
- 📍 Freehold/EPC =

**£625,000**



## INTRODUCTION

Ideal for the growing family is this stunning five double bedrooomed detached house which provides some amazing views from the rear of the house, particularly from the upper floor, across rooftops towards the village church, Elloughton and Brantingham Dale beyond. The generously proportioned accommodation is arranged over 3 floors, as depicted on the attached floorplan, and extends to around 2,500sq. ft. providing plenty of space and versatility of use. Features include an open plan dining kitchen linking into a day room and also providing access to the formal lounge. The five bedrooms include a superb master suite with "walk in" wardrobe and stunning en-suite bath/shower room. The upper floor has two further double bedrooms and a bathroom, both bedrooms having simply stunning views to the rear. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Excellent parking is available to the front, in addition to which is a large garage with automated entry door. Directly to the rear of the house extends a paved patio with lawned garden beyond. At the bottom of the garden is a paved terrace housing a stunning garden chalet (negotiable) and a gazebo which covers a hot tub (negotiable).

## LOCATION

The property is situated within the established and highly regarded cul-de-sac of Drovers Rise, itself off Stockbridge Road within the desirable village of Elloughton. Drovers Rise comprises many individual properties which have been created in an attractive street scene. Elloughton lies approximately 13 miles to the west of Hull and has a number of shops and amenities plus a well reputed primary school. The property lies within the South Hunsley secondary school catchment area. More extensive facilities are to be found in the neighbouring village of Brough and there are excellent rail and road connections with convenient access available to the A63/M62 motorway network and a mainline railway station at Brough which provides regular intercity connections to London's Kings Cross.

## ACCOMMODATION

Residential entrance door to:



### *ENTRANCE HALLWAY*

A spacious central hallway creating a great first impression. A staircase leads up to the first floor and has a cupboard beneath.



### *CLOAKS/W.C.*

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

### *LOUNGE*

26'9" x 13'0" approx (8.15m x 3.96m approx)

A particularly large lounge with window to front and "marble" fire surround with marble hearth housing a log burner.





### DAY ROOM

12'2" x 8'2" approx (3.71m x 2.49m approx)  
With large picture window overlooking the rear garden.



### DINING AREA

19'0" x 9'9" approx (5.79m x 2.97m approx)  
This room is open plan in style through to the kitchen. There is a fitted dresser unit and double doors leading out to the rear terrace.







### *KITCHEN AREA*

12'9" x 11'0" approx (3.89m x 3.35m approx)

Open plan in style from the dining area. The kitchen features a range of fitted base and wall mounted units with granite work surfaces and integrated twin ovens, microwave 5 ring gas hob, concealed extractor hood above, dishwasher, fridge freezer. There is an undercounter one and a half sink with mixer tap, tiling to the floor, window to rear.



### *FIRST FLOOR*

#### *LANDING*

A spacious landing with further staircase leading up to the second floor. Fitted cupboards and shelving.





### *BEDROOM 1*

20'0" x 13'0" approx (6.10m x 3.96m approx)  
Window to front elevation. To one corner lies a large "walk in" wardrobe with open clothes hanging and shelving facilities.



### *EN-SUITE BATH/SHOWER ROOM*

With suite comprising low level W.C., fitted furniture with inset wash hand basin, spar bath, separate shower cubicle, toiletries cupboard, tiled surround, heated towel rail.



### *BEDROOM 2*

13'0" x 12'9" approx (3.96m x 3.89m approx)  
Window to rear elevation.





### *BEDROOM 3*

13'7" x 12'10" approx (4.14m x 3.91m approx)  
Window to front elevation. Fitted wardrobes and cupboards.



### *BATHROOM*

With suite comprising shaped bath, "walk in" shower area with glazed partition, fitted cupboards with inset wash hand basin, low level W.C., tiled surround, heated towel rail.



### *SECOND FLOOR*

#### *LANDING*

With a cupboard off.



### *BEDROOM 4*

16'4" x 15'0" approx (4.98m x 4.57m approx)  
With two windows to the rear providing views across the rooftops  
towards Elloughton and Brantingham Dale.



### *VIEW*



### *BEDROOM 5*

15'4" x 13'1" approx (4.67m x 3.99m approx)  
With fitted cupboards, window to rear providing fabulous views  
across rooftops to the rear.





## BATHROOM

With low level W.C., wash hand basin and bath, tiled surround.



## OUTSIDE

Excellent parking is available to the front as the garden is predominantly block set. Directly to the rear of the house extends a paved patio with steps down to the large lawn. At the bottom of the garden is a paved terrace housing a stunning garden chalet (negotiable) which has been insulated, has power, light and wi-fi installed. There is also a gazebo which covers a hot tub (negotiable).





*CHALET*



*GAZEBO*



## *GARAGE*

19'3" x 12'7" approx (5.87m x 3.84m approx)

Access is available to the integral garage which measures approximately 19'3" x 12'7" and has an automated up and over entry door. There are some fitted units, plumbing for an automatic washing machine and sink and drainer. The garage is also accessible from the kitchen.

## *REAR 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 F. 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*

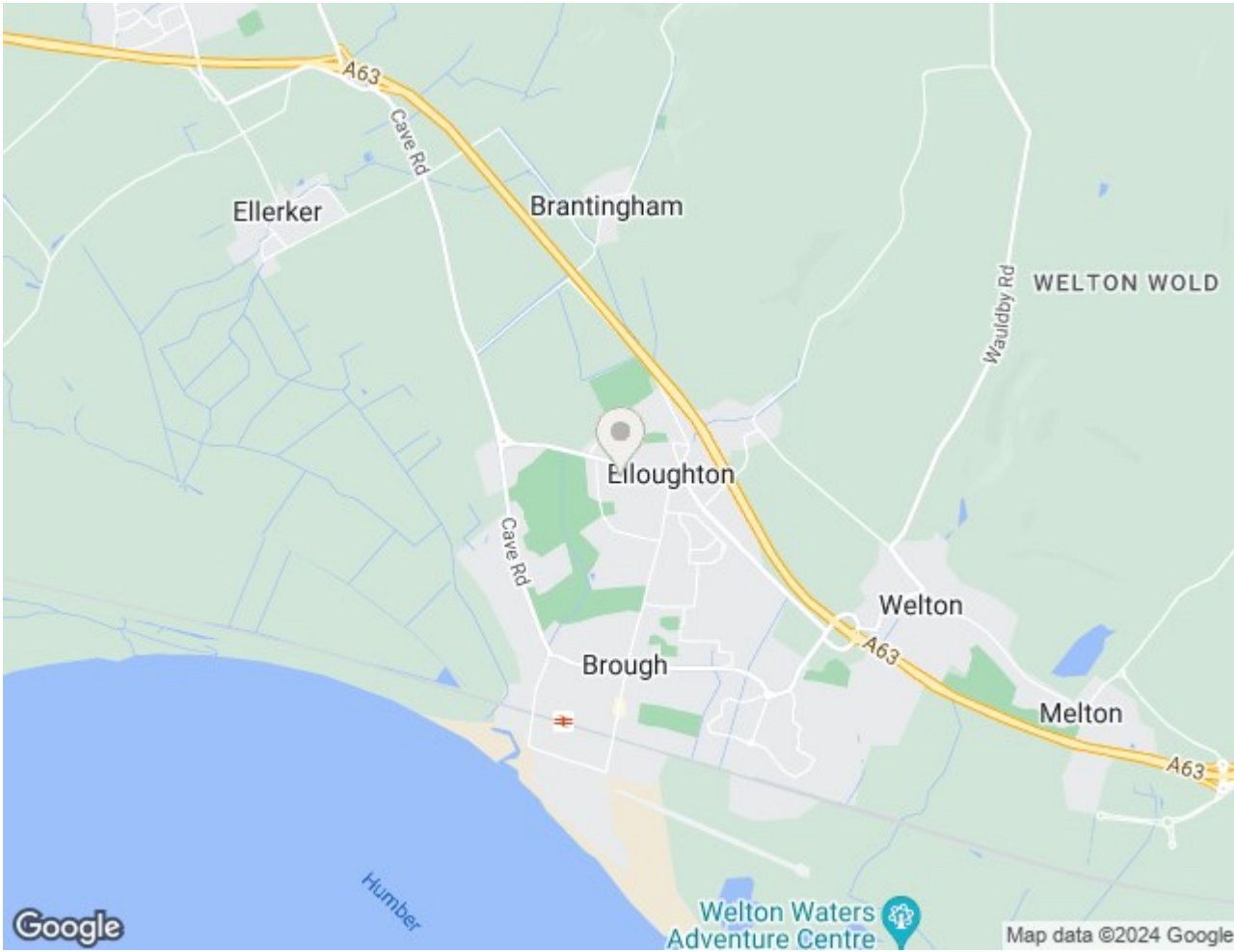
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

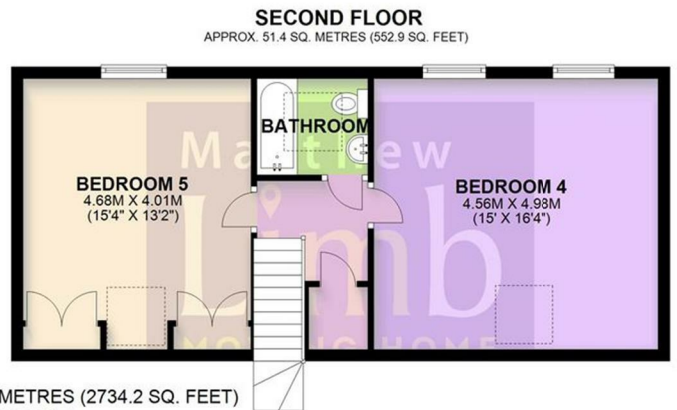
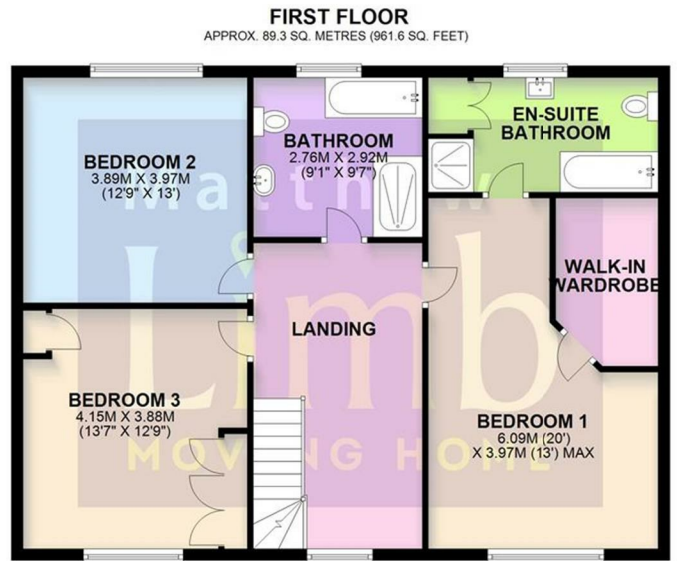
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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. 254.0 SQ. METRES (2734.2 SQ. FEET)  
**11 DROVERS RISE**

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	