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Matthew
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MOVING HOME



6 Carlton, Elloughton, East Yorkshire, HU15 1FF

📍 Executive Detached House

📍 Desirable Cul-De-Sac

📍 Five Beds/Three Baths

📍 Council Tax Band = F

📍 Living Kitchen

📍 Double Garage

📍 Ideal Family Home

📍 Freehold/EPC = C

£525,000

INTRODUCTION

Situated in a small and highly desirable cul-de-sac is this great family home with its five bedrooms, three bathrooms and excellent living space. The accommodation has gas fired central heating to radiators, uPVC framed double glazing and is depicted on the attached floor plan. Features include a very impressive entrance hallway with galleried landing above, formal lounge, dining room, study and a fabulous open plan living/kitchen/breakfast room. There is also a utility room and downstairs cloaks/WC. Good sized bedrooms include two en-suites and there is a stylish family bathroom.

Outside the driveway leads up to the detached double garage and the rear garden enjoys a westerly facing aspect.

LOCATION

Carlton is an exclusive cul-de-sac of impressive detached homes, situated off the popular Lowerdale development on the eastern fringe of Elloughton. This popular village has a number of local amenities and shops with more extensive facilities to be found in the neighbouring village of Brough. Convenient access is available to the A63 leading into Hull city centre to the east and the national motorway network to the west towards regional business centres including Leeds. A mainline railway station is a five minute drive away in Brough.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALLWAY

An impressive spacious hallway with a turning staircase leading up to the first floor. Storage cupboard beneath stairs.



CLOAKS/WC

With low level WC and wash hand basin. Tiled floor.

LOUNGE

17'3" x 12'2" approx (5.26m x 3.71m approx)

With feature fire surround housing a living flame gas fire upon a marble hearth. Double doors open out to the rear garden.



DINING ROOM

14'4" x 9'4" approx (4.37m x 2.84m approx)

With two windows to the front elevation.



STUDY

12'2" x 7' approx (3.71m x 2.13m approx)
Two windows to the front elevation.



LIVING/KITCHEN/BREAKFAST ROOM

22'2" x 17'5" approx (6.76m x 5.31m approx)
Maximum measurements into 'L' shape. This fabulous open plan living space lies to the rear of the property and has double doors opening out to the garden in addition to windows allowing light to flood in. There is ample space for a settee and dining suite etc. The kitchen features a range of fitted base and wall mounted units with rolltop work surfaces, ceramic sink and drainer with mixer tap, integrated Neff oven, five ring gas hob with filter hood above, dishwasher and fridge.



DINING AREA



LIVING AREA



UTILITY ROOM

7'9" x 5'10" (2.36m x 1.78m)

With fitted units, sink and drainer, plumbing for automatic washing machine.

FIRST FLOOR

GALLERIED LANDING

With airing cupboard off.

BEDROOM 1

15'1" x 14'9" approx (4.60m x 4.50m approx)
With two windows to the front elevation.



EN-SUITE SHOWER ROOM

A stylish re-fitted suite comprises low level WC, wash hand basin with cabinet, large shower enclosure with rain head and hand held shower system. Tiled surround, heated towel rail.



BEDROOM 2

12'2" x 10'2" approx (3.71m x 3.10m approx)
With fitted wardrobing. Window to rear elevation.



EN-SUITE SHOWER ROOM

With low level WC, wash hand basin and shower cubicle. Tiled surround.



BEDROOM 3

12'1" x 10'6" approx (3.68m x 3.20m approx)
Window to rear elevation.



BEDROOM 4

12'4" x 10' approx (3.76m x 3.05m approx)
Fitted wardrobe. Two windows to front elevation.



BEDROOM 5

9'10" x 9'7" approx (3.00m x 2.92m approx)
With fitted wardrobe. Window to front elevation.



BATHROOM

A stylish re-fitted suite comprising a bath, low level WC, wash hand basin in cabinet and a shower enclosure with both a rain head and hand hold shower system. Tiled surround, heated towel rail.



OUTSIDE

An open plan lawned garden extends to the front adjacent to which a tarmac side drive provides parking and access to the detached double garage. The rear garden enjoys a westerly aspect and has a paved patio area with lawn beyond.



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.



GROUND FLOOR

APPROX. 93.3 SQ. METRES (1004.7 SQ. FEET)



FIRST FLOOR

APPROX. 87.3 SQ. METRES (939.4 SQ. FEET)



TOTAL AREA: APPROX. 180.6 SQ. METRES (1944.1 SQ. FEET)
6 CARLTON

