

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



Sonetsa, Beech Drive, Melton, East Yorkshire, HU14 3HQ

- 📍 Super Detached Bungalow
- 📍 Individually Designed
- 📍 Approx 1,600sq. ft.
- 📍 Council Tax Band = E
- 📍 2 Bedrooms
- 📍 Double Garage
- 📍 Easy to Maintain Gardens
- 📍 Freehold/EPC = C

£335,000

INTRODUCTION

An ideal bungalow for those looking for fewer but larger rooms. Individually designed and built to a high quality in 1995 is this super double fronted detached bungalow which has easy to maintain gardens, good parking and a large double garage. The particularly spacious accommodation extends to around 1,600 sq. feet and is depicted on the attached floor plan. Features include a large living room, dining room, breakfast kitchen, utility, two bedrooms, the main of which being very generous in size, complemented by a 6 piece en-suite bathroom. The accommodation has the benefit of gas fired central heating and uPVC double glazing. Sonetsa is discreetly situated along the private lane of Beech Drive, accessed from Melton Old Road. Upon arriving at the property there is a large gravelled forecourt providing excellent parking and turning facilities plus access to the large detached garage. To the rear lies an enclosed garden set to paving and gravel for ease of maintenance. There is also a useful garden shed.

LOCATION

Melton is a quiet residential village, part of a very popular residential area including the villages of Welton and North Ferriby. This tranquil village has an attractive pond and its desirability has been enhanced significantly now that there is no passing traffic due to Melton Old Road being a "No Through" Road. The location is also extremely convenient as instant access can be gained to the A63 which leads to Hull City Centre to the east or the national motorway network to the west. The area provides a good range of amenities and recreational facilities, particularly in the neighbouring villages of Welton, Brough, North Ferriby and Swanland. Brough also has a mainline railway station.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

The hallway provides access to the principal rooms.

LIVING ROOM

20' x 15' approx (6.10m x 4.57m approx)
Extending to 20'10" approx. Accessed via double doors from the hallway.

This extremely spacious room has a bow window to the front and two windows to the side which flank a chimney breast, itself having a brick edged fire surround and cast grate. (Gas supply capped off). A wide opening gives access through to the dining room.



DINING ROOM

13' x 11'4" approx (3.96m x 3.45m approx)
With bow window to the side elevation. Double doors lead through to the breakfast kitchen.



BREAKFAST AREA

An ideal area for a breakfast table. This area is open plan in style through to the kitchen.



KITCHEN

13'10" x 21'1" approx (4.22m x 6.43m approx)

The kitchen features a range of fitted units with work surfaces, integrated oven, microwave, four ring gas hob with filter hood above, fridge freezer and dishwasher. A window overlooks the rear garden.



UTILITY ROOM

With fitted cupboards and shelf for washing machine, circular sink, external access door to side.

WC

With low level WC.

BEDROOM 1

20'10" x 18'2" approx (6.35m x 5.54m approx)

Extensively fitted with a range of wardrobes, drawers and cupboards.
Windows overlook the rear garden.



EN-SUITE BATHROOM

13' x 8'10" approx (3.96m x 2.69m approx)

With a coloured suite comprising a low level WC, bidet, twin wash hand basins with cabinet, bath and shower enclosure.



BEDROOM 2

11'10" x 12'0" approx (3.61m x 3.66m approx)
With fitted wardrobes, bow window to front elevation.



CLOAKROOM

9'0" x 8'7" approx (2.74m x 2.62m approx)
Currently having a low level WC and wash hand basin. There is a cloaks cupboard with sliding doors and a cupboard to corner which houses the gas fired Worcester central heating boiler. This room is large enough to be re-fitted to include a bath/shower.



OUTSIDE

Sonetsa is discreetly situated on the private lane of Beech Drive, accessed from Melton Old Road. Upon arriving at the property there is a large gravelled forecourt providing excellent parking and turning facilities plus access to the large detached garage. To the rear lies an enclosed garden set to paving and gravel for ease of maintenance. There is also a useful garden shed.



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

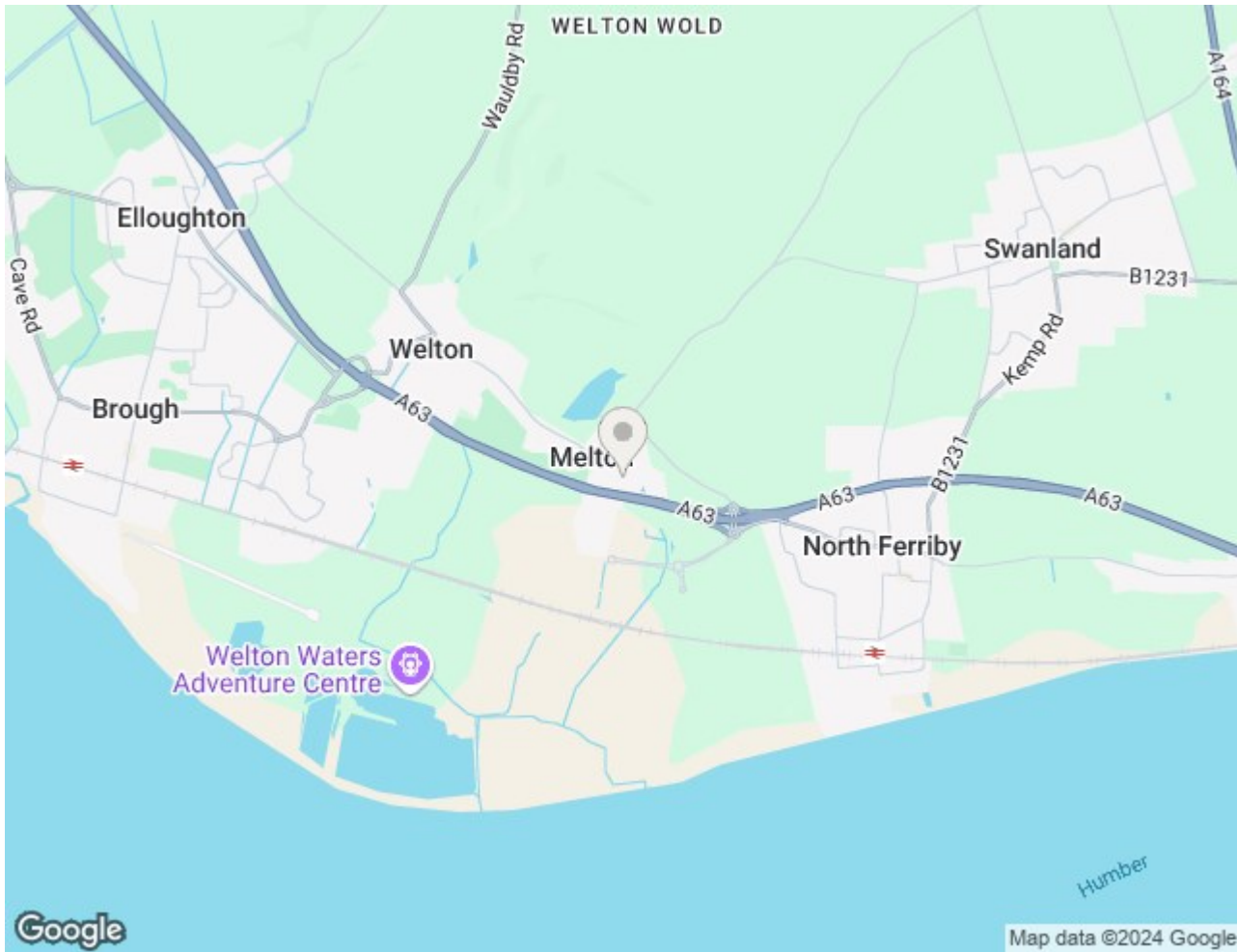
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

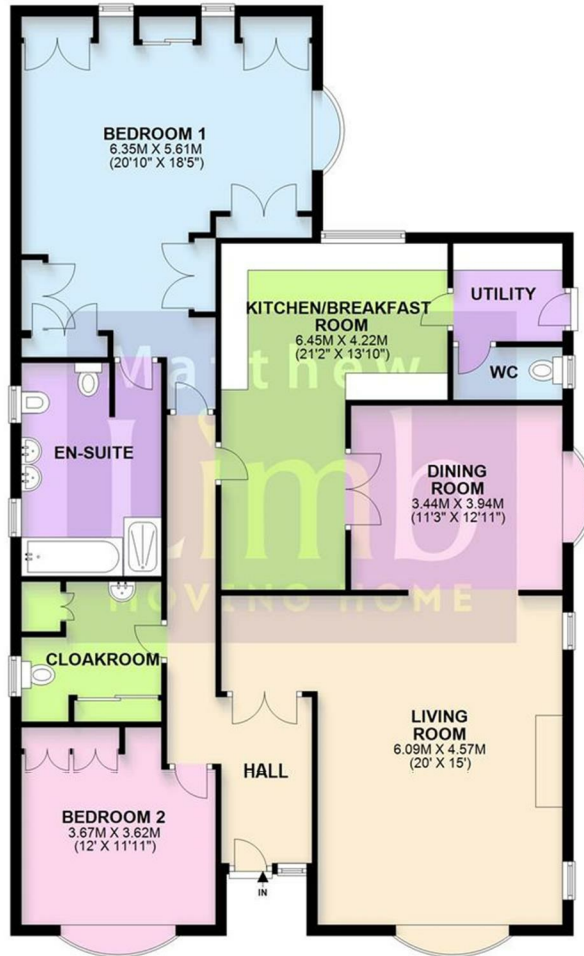
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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.



GROUND FLOOR
APPROX. 149.3 SQ. METRES (1606.8 SQ. FEET)



TOTAL AREA: APPROX. 149.3 SQ. METRES (1606.8 SQ. FEET)
SONESTA

