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Limb
MOVING HOME



Little Haven, 1 Pebble Drive, Gilberdyke, East Yorkshire, HU15 2TH

- 📍 New Build Detached
- 📍 Move Straight In
- 📍 Four Beds/Two Baths
- 📍 Council Tax Band TBA

- 📍 Superior Specification
- 📍 Gated Entrance
- 📍 Large Double Garage
- 📍 Freehold/EPC =TBA

Offers Over £450,000

INTRODUCTION

Ready to move straight into is this superb new build individual detached house with a superior specification throughout including underfloor heating to the ground floor. Completed to an extremely high standard with an eye for detail, the developer has created a most appealing property with accommodation of approximately 1,850sq.ft.. Standing in a lovely plot with excellent parking and large double garage. The property has been designed for modern living, and has an impressive central entrance hallway, cloaks/W.C., large lounge, study/day room, utility room and a superb open plan kitchen/dining/living area with two sets of bi folding doors opening out to the garden. The carcasses of the kitchen units and island have been fitted and an allowance is available so an intending purchaser can make a choice of colours/finishes of doors, work surfaces and remaining appliances. Upstairs the galleried landing provides access to all four double bedrooms and the bathroom. The main bedroom has the benefit of an en-suite. Outside, gates open to the gravelled forecourt which provides generous parking for multiple vehicles and access to the large detached double garage. Access is available to either side of the house and the rear garden is set to grass with a generous paved patio.



LOCATION

Pebble Drive is a cul-de-sac serving two properties which is accessed from Thornton Dam Lane close to the village centre and medical centre. Thornton Dam Lane runs out of the village centre linking to the B1230 main road. Gilberdyke provides a good range of local shops, recreational amenities and schooling. There is also a railway station in the village which lies a short distance away. Gilberdyke lies approximately some 18 miles to the west of Hull with convenient access available to the M62 junction 38 at North Cave.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

An impressive central entrance hall with tiled flooring and an oak detailed staircase leading up to the first floor. Tiled flooring.



W.C.

With fitted furniture with concealed flush W.C. and designer wash hand basin plus mixer tap. Tiled flooring.



LOUNGE

17'8" x 14'2" approx (5.38m x 4.32m approx)
With feature indented chimney breast being tiled to hearth and back with timber lintel above. Window to front elevation.



DAY ROOM/STUDY

11'4" x 9'8" approx (3.45m x 2.95m approx)
Window to front elevation



LIVING KITCHEN

25'11" x 16'0" approx (7.90m x 4.88m approx)

A superb space extending to the rear of the house with two sets of bi fold doors with integrated blinds which open out to the rear garden. A series of three Velux roof lights allow light to flood in. The carcasses of the kitchen units and island have been installed together with a fridge freezer and dishwasher. An allowance is set for an incoming purchaser to chose colour of door/finishes and work surfaces together with remaining appliances. Tiled flooring.



UTILITY ROOM

10'9" x 7'9" approx (3.28m x 2.36m approx)

With fitted units, external access door to rear. Within the utility room is a very useful store room.



FIRST FLOOR

LANDING

A spacious galleried style landing.



BEDROOM 1

17'8" x 12'5" approx (5.38m x 3.78m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With fitted furniture housing a wash hand basin and concealed flush W.C.. There is a shower cubicle and heated towel rail.



BEDROOM 2

13'7" x 9'8" approx (4.14m x 2.95m approx)
Window to rear elevation.



BEDROOM 3

12'4" x 11'8" approx (3.76m x 3.56m approx)
Window to rear elevation.



BEDROOM 4

11'8" x 9'8" approx (3.56m x 2.95m approx)
Window to front elevation.



BATHROOM

With quality suite comprising shaped bath, wash hand basin in cabinet, low level W.C., shower cubicle, heated towel rail.



OUTSIDE

The property occupies a good sized plot which is walled and fenced to its boundaries. Wrought iron gates (electric supply available to the side) open to an extensive gravelled forecourt providing multiple parking and access to the large double garage. Access can be gained to either side of the property. To the rear a lawned garden is complimented by a large patio area.



REAR VIEW



DOUBLE GARAGE

20'0" x 18'0" approx (6.10m x 5.49m approx)
With electric automated entry door.



DRIVEWAY

Pebble Drive is a private driveway owned by the neighbouring property of which the subject property will have full unencumbered rights of access across it. It is finished in a decorative gravel and there will be a cross party maintenance agreement between the two dwellings.

DOUBLE GLAZING

uPVC framed being white inside and light grey outside.

CENTRAL HEATING

Gas fired heating. Underfloor floor downstairs, radiators upstairs.

TECH

Fibre cable connect to the property.

2 x CAT 6 internet cables to be fitted to each room.

DRAINAGE

Mains drainage facilitated by a pump (serving two dwellings).

WARRANTY

An architects' certificate will be provided.

TENURE

Freehold

COUNCIL TAX BAND

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

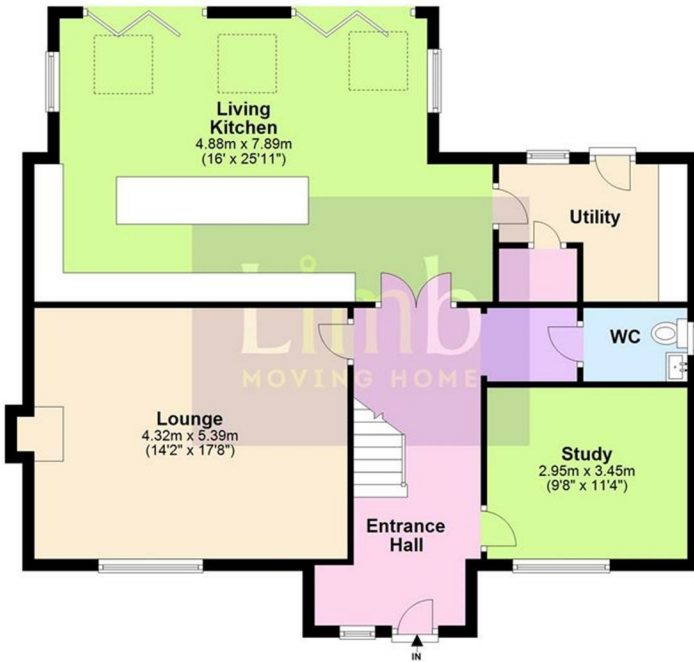
VALUATION SERVICE

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. 95.1 sq. metres (1023.9 sq. feet)




First Floor

Approx. 76.3 sq. metres (821.2 sq. feet)



Total area: approx. 171.4 sq. metres (1845.1 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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