



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 7 Station View, Little Weighton, HU20 3XU

### Guide price £465,000

GUIDE PRICE £465,000 - £475,000

This impressive family home, nestled in a quiet cul-de-sac within the picturesque village of Little Weighton, has been thoughtfully extended to create a spacious open-plan living area that enjoys serene views of the surrounding private garden. Offering versatile living spaces, this four-bedroom property includes a primary suite with an en-suite shower room and three additional double bedrooms, perfect for a growing family.

A bright and welcoming hallway with ample built-in storage leads to a stunning open-plan living, dining, and kitchen area that spans the rear of the house, featuring beautiful garden views and a tranquil ambiance. Bifold doors from the dining area open directly onto a patio, seamlessly blending indoor and outdoor living. Off the kitchen, a utility room provides space for a washer, dryer, and access to the integrated double garage, along with a convenient downstairs WC. An additional lounge offers extra flexibility and has previously served as a children's playroom, while a dedicated home office adds functionality to the thoughtful layout.

Upstairs, four well-sized double bedrooms, a bright family bathroom, and an en-suite for the primary bedroom complete the accommodation. The entire property is immaculately presented, providing a refined, welcoming atmosphere.

Outside, the property boasts a large driveway with ample parking for four cars. The open front lawn flows into a beautifully landscaped rear garden, featuring mature borders, a large lawn, and multiple patio areas for outdoor entertaining. Additional highlights include a raised vegetable bed, greenhouse and a shed.

## LOCATION

Station View is conveniently situated off Rowley Road in Little Weighton, offering easy access to nearby schools, including the village's own primary school and several highly regarded secondary options. The charming Yorkshire Wolds village includes a range of amenities, from a village shop and Post Office to a public house, children's play park, and an active village hall. A short drive to Beverley brings access to the town's historic Minster, market square, supermarkets, cinema, and diverse dining and retail options. Major transport links, including the A63/M62 motorway network, the Humber Bridge, and Brough's mainline railway station with direct trains to London Kings Cross, make this an ideal location.

## GROUND FLOOR

### ENTRANCE HALL

Features a welcoming entrance with a stylish glass-paneled front door, oak-style laminate flooring, under-stairs storage, and glass doors leading to the open-plan living area.

### OPEN PLAN LIVING DINING KITCHEN

*28'4 x 26'3 max (8.64m x 8.00m max)*

The room is designed in an open-plan layout, thoughtfully divided into three distinct areas for the kitchen, dining, and living spaces. An extension in the living area features glass on three sides and roof lights, flooding the space with natural light. Bifold doors in the dining area open directly onto the patio, seamlessly blending indoor and outdoor living. Floor-to-ceiling cupboards, a stylish feature radiator, and engineered hardwood flooring in the dining and living areas add both functionality and sophistication. The room offers a bright, airy atmosphere with expansive garden views, creating a perfect balance of style and comfort.

### KITCHEN

*11'1 x 18'7 max (3.38m x 5.66m max )*

The kitchen is equipped with an array of wall and base storage units featuring solid oak fronts and elegant granite work surfaces with matching upstands. A beech breakfast bar adds a warm contrast to the granite, creating a cozy spot for casual dining. High-end appliances include a Neff five-ring induction hob with an overhead extractor and granite splashback, a Franke 1.5 bowl sink and drainer, a Neff double oven, a Siemens integrated dishwasher, and a Whirlpool American-style fridge freezer, making this space as functional as it is stylish.

### LIVING

*10'3 x 18'9 max (3.12m x 5.72m max )*

### DINING

*9'2 x 18'7 max (2.79m x 5.66m max )*

### RECEPTION ROOM

*16'9 x 12'4 max (5.11m x 3.76m max)*

A well-sized lounge featuring a bay window, carpet, and a cosy gas fireplace.

### STUDY

Built-in desk cupboards and shelving with a window to the side, continuing the hardwood flooring.

### UTILITY ROOM

*8'10 x 6'10 max (2.69m x 2.08m max)*

Includes white storage units, butcher block surfaces, and French doors to the garden. Door access to the garage.

## CLOAK ROOM

Low level WC and wash basin.

## FIRST FLOOR

### LANDING

Velux roof light, airing cupboard housing the hot water tank and further storage cupboard.

### BEDROOM ONE

*12'5 x 11'6 max (3.78m x 3.51m max)*

An excellent sized double bedroom

### EN-SUITE SHOWER ROOM

*9'2 x 4'9 max (2.79m x 1.45m max)*

Includes a shower cubicle with thermostatic power shower, pedestal basin, and WC.

### BEDROOM TWO

*12'11" x 10'0" max (3.96m x 3.07m max)*

Positioned with a rear-facing window.

### BEDROOM THREE

*10'4" x 10'2" max (3.15m x 3.12m max)*

Rear-facing with built-in wardrobes.

### BEDROOM FOUR

*12'4" x 10'5" max (3.78m x 3.18m max )*

## BATHROOM

Features a bath with thermostatic power shower, pedestal basin, and WC.

## OUTSIDE

The property features a brick-set driveway, open-plan front lawn, and gated side access to a secluded rear garden with mature landscaping. There's a patio adjacent to the bifold doors from the dining room, a secondary seating area, a large raised vegetable plot, a greenhouse, a shed, and an enclosed composting area. The natural surroundings, with mature trees and garden features, add charm to this well-cared-for home.

## GARAGE

*16'7" x 19'10" max (5.08m x 6.07m max )*

Double garage with up-and-over doors, a Worcester Bosch boiler, and internal access to the utility room. Equipped with light and power, adding convenience and functionality and an external door to the garden.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E

## VIEWINGS

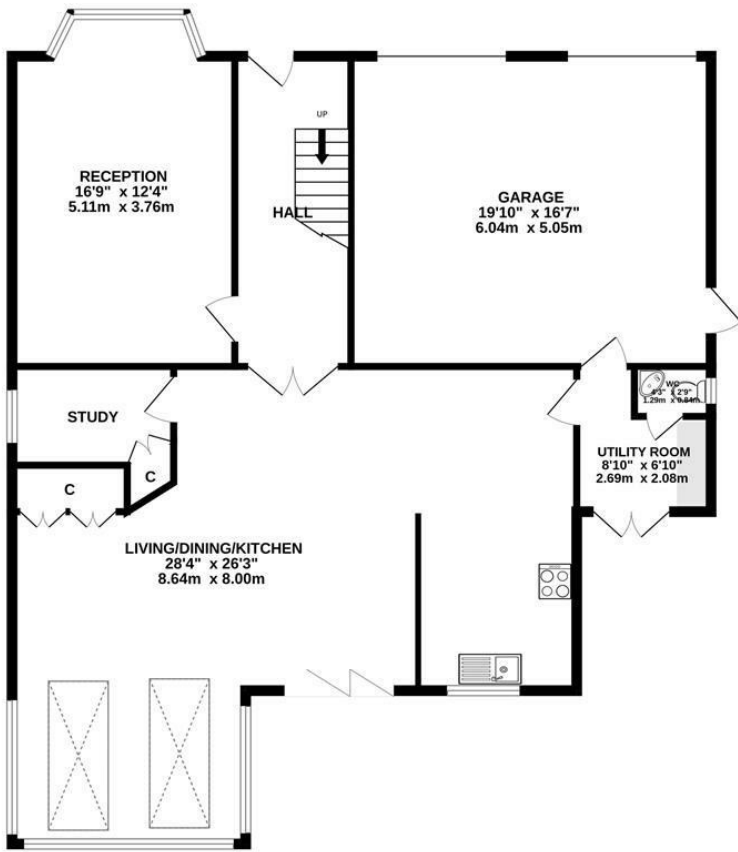
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

## DISCLAIMER

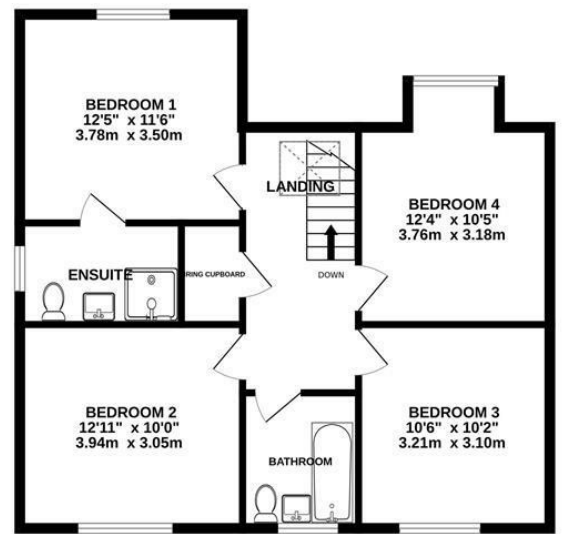
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



GROUND FLOOR  
1390 sq.ft. (129.1 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 2122 sq.ft. (197.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

