

linkagency

4 Bedroom Bungalow - Detached for Sale

£375,000

22 St. Peters Close, Hutton, YO25 9YZ



KEY FEATURES

- QUIET CUL DE SAC: SOUGHT AFTER, PICTURESQUE, WOLDS' VILLAGE OF HUTTON
- ENERGY EFFICIENT : SOLAR PANELS WITH FEED-IN TARIFF + UPVC DOUBLE GLAZING
- BEAUTIFUL, WELL-TENDED, WEST FACING REAR GARDEN WITH ASPECT TO ST PETER'S CHURCH
- VERSATILE ACCOMMODATION, TASTEFULLY PRESENTED THROUGHOUT
- 4 DOUBLE BEDROOMS INCLUDING LARGE PRINCIPAL, FIRST FLOOR ROOM + 2 MODERN BATHROOMS
- LARGE, VERSATILE GARDEN ROOM WITH CENTRAL HEATING
- AMPLE PARKING SPACE AND SEPARATE GARAGE
- DRIFFIELD: 3 MILES; BEVERLEY 10 MILES; HULL 22 MILES; YORK 28 MILES
- TRANSPORT LINKS NEARBY VIA BUS AND RAILWAY
- CENTRAL FOR EAST YORKSHIRE COAST AND SURROUNDING COUNTRY VILLAGES

HEAD OFFICE

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General Description

This spacious, extended, dormer bungalow is located in a quiet cul-de-sac, close to Saint Peter's Church which can be seen from the rear garden. With country walks and cycle routes close by, the village is an excellent base from which to explore the fabulous picturesque Yorkshire wolds as well as the nearby Yorkshire Coast (16 miles approximately).

Extending to over 1800 square feet of living accommodation, the beautifully presented, light and airy, very well-maintained family size home is approached from a large front garden with 2 parking spaces and a pathway leading to the front porch. The porch opens to the interior hallway which leads to a spacious lounge with a bay window and feature log burner. The large dining kitchen has bespoke, fitted wood units and natural wood work tops and has french doors which open to the large garden room; a fabulous place to enjoy views of the garden and sunsets. The ground floor also has three double bedrooms offering versatile usage and a modern bathroom with an over bath shower. Stairs lead from the hallway to the upper floor, principal bedroom which has fitted floor to ceiling wardrobes and dual aspects, front and rear. The upper floor also features a large bathroom with a built-in shower cubicle, a separate bath, a wash basin and low flush WC.

The westerly facing, well-tended, rear garden offers a private space in which to enjoy the country air.

The brick built garage is approached via a driveway to the side of the property. The home has a high level of energy efficiency; a B rating, owing to the solar panels and upvc windows and doors. The solar panels generate extra income via a feed-in tariff.

Hutton Cranswick

Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages.

The village of Hutton and the village of Cranswick.

Hutton is the smaller of the two picturesque villages where St Peter's Church is located; as well as a fishing lake and a sports and recreation centre with tennis courts and a football ground. Regular village events such as quiz nights; coffee mornings; yoga and fitness classes and archery are held at the centre, which can also be hired for private events.

The 2 villages offer regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

The village of Cranswick has its own railway station and is ideally located for those wishing to commute to Hull and beyond (for instance, Leeds, Manchester, Sheffield and London via Hull) or the East Yorkshire coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 121 Hull to Bridlington bus runs at the top of the villages on the A164, 7am to 11pm, every hour, daily.

Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from Cranswick village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads.

Other amenities within this popular, conjoined villages include: a bowls club with bowling green, a post office and general stores; a hairdressers, a fish and chip shop, a prestigious butcher's shop, a village pub; a farm shop and cafe, a garden centre and cafe and 3 garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school.

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Porch

Tiled floor - Inset mat - UPVC double glazed door and window - Radiator

Hallway

Radiator - Under stairs storage cupboard - Stairs to the first floor - White painted balustrades - Fitted carpet - Built-in cupboard

Lounge

20'11" x 13'1"

Spacious room - Bay window - Log Burner in feature fireplace with tiled hearth - Fitted carpets - 2 radiators - Coving to the ceiling

Kitchen

17'7" x 11'5"

Wood flooring - Fitted, bespoke painted wood base and eye level units - Natural wood worktops - Space for cooker - Space for dishwasher - Space for washing machine - Tiled splashbacks - Recessed ceiling downlights - Double doors to the garden room - Built-in storage cupboard with boiler

Garden Room

19'8" x 9'9"

Tiled floor - Radiator - Double doors to the garden - Brick based and double glazed - Plaster ceiling

Bedroom 4

13'6" x 9'11"

Double room currently used as a study - Fitted carpets - Double French doors to the garden room - Coving to the ceiling - Radiator

Bedroom 3

11'0" x 11'9"

Double bedroom - Currently used as a therapy room - Laminate flooring - Radiator - Aspect to the front

Bathroom

6'8" x 5'6"

Linoleum flooring - Shower bath with glass shower screen - Over bath mains' shower - Part tiled - Heated towel rail - Aspect to the side

1st Floor Bathroom

9'3" x 12'8"

Large bathroom - Five piece suite including : built-in shower cubicle; separate bath; low flush WC; bidet; wash hand basin - Aspect to the side - Recessed ceiling down lights - Tiled floor - Part tiled walls 2 - Radiator - Heated towel radiator - Walk-in storage cupboard

Bedroom 2

13'6" x 12'2"

Double room - Aspect to the rear - Radiator - Fitted carpet

Bedroom 1/Principal Room

10'4" x 21'1"

Large first floor, super king-size bedroom - Fitted floor to ceiling wardrobes - Radiator - Aspect to the front - Skylight window with aspect to the rear - Storage in the eaves

Gardens

Front

East facing

Lawn - Gravel parking area for two vehicles -

Border with shrubbery - Pathway to the front door

Side

Concrete driveway - Outside tap - High, wood panel gate - Garage with up and over door

Rear

West facing

Lawn - Borders with mature shrubbery - Lap fencing to 2 sides

Large paved patio - Greenhouse and covered planting area

Garage

18'4" x 9'6"

Brick built - Up and over door - Window to the side - Power - Multiple sockets

Extra Details

Gas central heating

Upvc double glazing

Solar panels with a feed-in tariff

Council tax band D



Jayne at Link agency

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Regular use of social media especially Facebook and Instagram

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An Open House event when appropriate

Regular contact

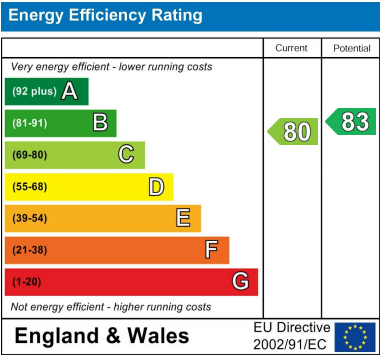
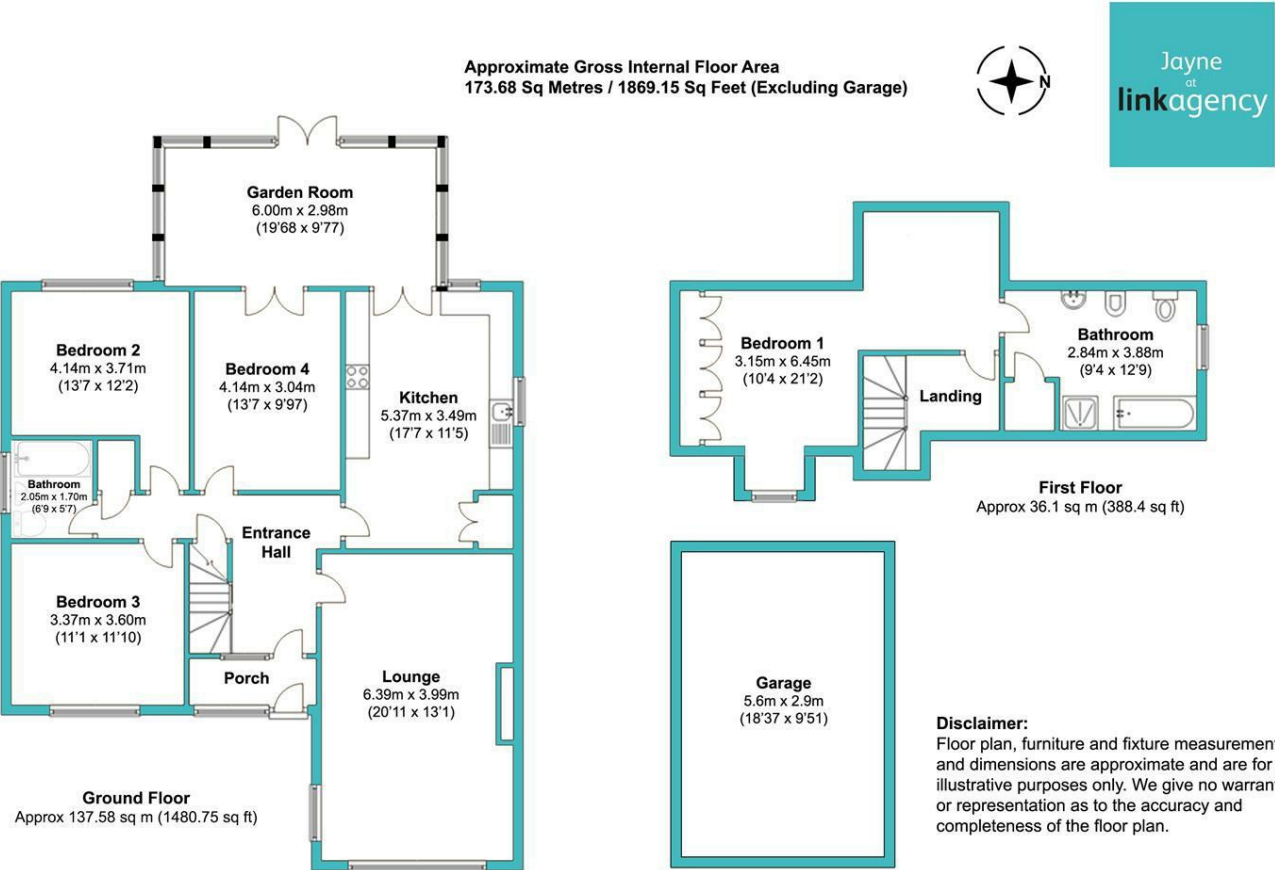
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