

linkagency

5 Bedroom House - Detached for Sale

Offers Over £450,000

4 Williamsfield Road, Cranswick, YO25 9BH



KEY FEATURES

- EXCLUSIVE, SOUGHT-AFTER DEVELOPMENT IN PRETTY VILLAGE
- STYLISH AND IMMACULATE PRESENTATION THROUGH-OUT
- REFURBISHED, LUXURY, 4 PIECE BATHROOM
- 4 LARGE BEDROOMS AND 5TH SINGLE SUITABLE AS A STUDY, NURSERY OR DRESSING ROOM
- VERY LARGE, OPEN PLAN SPACIOUS LIVING/ DINING / KITCHEN
- SEPARATE UTILITY ROOM WITH DOOR TO INTEGRAL GARAGE
- SEPARATE LOUNGE WITH LOG BURNER
- LANDSCAPED PRIVATE REAR GARDEN
- EXCELLENT VILLAGE TRANSPORT LINKS VIA BUS AND RAIL: 2 MINS APPROXIMATELY TO THE VILLAGE RAILWAY STATION
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY AND YORK

HEAD OFFICE

Mullbery House Hutton Road, Hutton Cranswick, Driffield, East Riding of Yorkshire, YO25 9PN

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Hutton Cranswick

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

The village of 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 the 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 village 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. In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall: the Methodist hall and at the Sports and Recreation club. The village offers 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 has its own railway station and is ideally located for those wishing to commute to Hull, York or the east 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 41 Hull to Bridlington bus runs at the top of the village on the A164, from 7am, every hour, daily.

Perfectly positioned, to the south of picturesque Hutton Cranswick, this exceptional five-bedroom detached home sits within the sought-after Williamsfield Road development. Built in 2015 by a highly regarded local independent builder, the property combines superior craftsmanship with contemporary style and generous living spaces throughout. From the moment you step into the impressive entrance hallway, you're greeted by a sense of space. The hall features a convenient cloakroom, an understairs storage cupboard, and an elegant staircase leading to a beautiful galleried landing above.

The heart of the home is the stunning open-plan living /dining/ kitchen area—a superb space for family living and entertaining. The kitchen is fitted with an extensive range of high-quality base and eye-level units, integrated appliances, and a stylish breakfast island. There is ample room for both a large dining table and a relaxed sitting area, with French doors from both zones opening onto the private rear garden—perfect for indoor-outdoor living. Double doors lead from the sitting area into a luxurious lounge, featuring a charming log burner that adds warmth and character. When hosting larger gatherings, the lounge and open-plan area can be combined to create a wonderfully sociable space.

A practical utility room off the kitchen provides additional storage, space for laundry appliances, and internal access to the integral garage. Upstairs, the property continues to impress with five bedrooms, including four generous doubles and a versatile fifth room—ideal as a nursery, home office, or dressing room. The principal bedroom benefits from a stylish en-suite, while the recently refurbished family bathroom offers a touch of luxury with a freestanding slipper bath, walk-in shower, and even an inset TV for added indulgence.

Outside, the property enjoys beautifully landscaped gardens to both the front and rear. The front features a neat lawn, paved pathways, and a large tarmac driveway providing parking for two to three vehicles, along with secure gated access to the rear. The private rear garden is a tranquil retreat, thoughtfully planted with a variety of mature shrubs and trees, and includes a spacious patio area ideal for summer entertaining.

Built to a high specification and maintained with care, this exceptional home offers the perfect blend of modern luxury, practicality, and village charm.



Reception Hall

14'11" x 9'8"

Spacious entrance hallway- Wood laminate flooring - Staircase to the upper floor with fitter carpet - Painted white balustrades with wood tops- Under stairs cupboard- Radiator

WC

Refurbished - Tiled floor - Low flush WC - Radiator - Contemporary sink set on natural wood base - Brick effect tiled splash-back - Window with aspect to the front

Lounge

14'11" max x 10'11"

Fitted carpet - Log burner - Inset fireplace with brick effect tiles and tiled hearth - Inset wood mantel - Feature bay window with aspect to the front - Double doors to the open plan living /dining kitchen

Open plan Living / Kitchen / Dining Room

14'5" x 24'6"

Large , versatile open plan living kitchen
Wood laminate flooring throughout
Kitchen

Fitted base and eye level units - Under unit lighting - Breakfast island - Gas hob with stainless steel and glass extractor unit over - Built-in, under counter fridge and freezer - Composite single drainer sink with chrome mixer tap - Laminate worktops - Integrated dishwasher - Recessed down-lights

Dining area

Ample space for a large table - Double french doors to the rear garden - Recessed down-lights

Sitting area

Radiator - Ample space for sofas and occasional furniture - Double french doors to the rear garden - Double doors to the lounge - Recessed down-lights

Utility Room

14'5" x 5'6"

Wood laminate flooring - Base units - Space and plumbing for washing machine - Space for dryer - Stainless steel single drainer sink with chrome mixer tap - Radiator - Part glazed door to the rear garden - Interior door to the garage - Extractor fan - Built-in cupboard with water tank

Integral Garage

17'2" x 9'1"

Central heating boiler - Up and over door - Power

Stairs and landing

Fitted carpet - Spacious galleried landing - White painted balustrades with wood tops - Radiator on landing - Window with aspect to the front

Bedroom 1

17'10" x 10'11"

Super king size room - Fitted carpet - Radiator - Bay window with aspect to the front - Built-in double wardrobe - TV point

En-suite

5'6" x 6'6"

Large double walk-in shower - Wall mounted shower control at entrance to shower - Low flush WC - White pedestal wash basin - Extractor fan - Fully tiled walls - Chrome ladder-style towel radiator

Bedroom 2

11'6" x 10'11"

King size room - Fitted carpet - TV point - Radiator - Aspect to the rear

Bedroom 3

14'11" x 9'6"

King size room - Fitted carpet - Radiator - TV point - Aspect to the rear

Luxury Bathroom

7'3" x 9'3"

Recently fitted luxury bathroom : Free standing slipper bath - Fully tiled walls with inset TV - Travertine tiled floor - Underfloor heating - Low level walk-in shower - Digital shower controls with remote control - Inset shelf with light over - Recessed down-lights - Wall hanging vanity sink - Touch flush WC - Mirror with lights and integrated blue tooth speakers - Window with aspect to the rear - Extractor fan



Bedroom 4

11'3" x 11'2" max

King size room - Fitted carpet - Radiator - TV point - Aspect to the front

Bedroom 5

5'8" x 11'2"

Small single room - Suitable as a study, dressing room or nursery - Fitted carpet - Radiator - Network socket

Gardens

Front

Large driveway - 2 to 3 vehicle parking space - Lawn - Border with tree and shrubbery - Pavers to the front door

Sides

Pavers and high vertical panel gates to both sides

Rear

Vertical panel fencing to 3 sides - Mature planted borders with perennial shrubbery - Large patio - Summer house - Lawn

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home , your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

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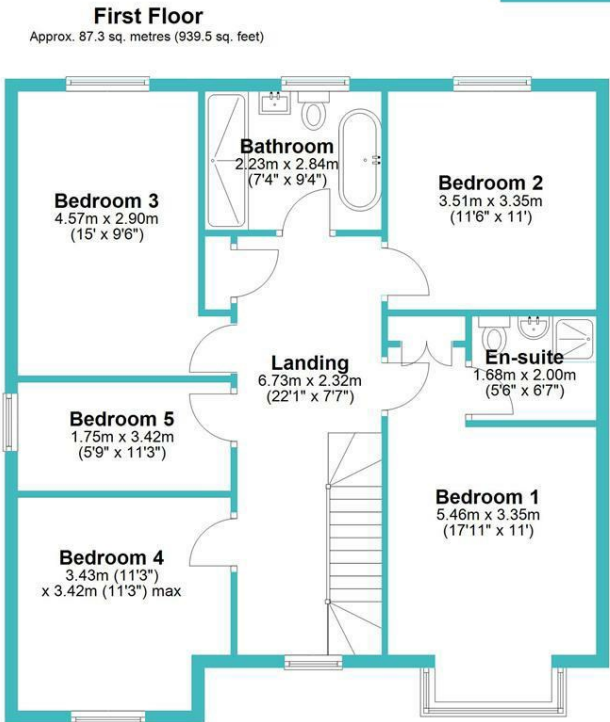
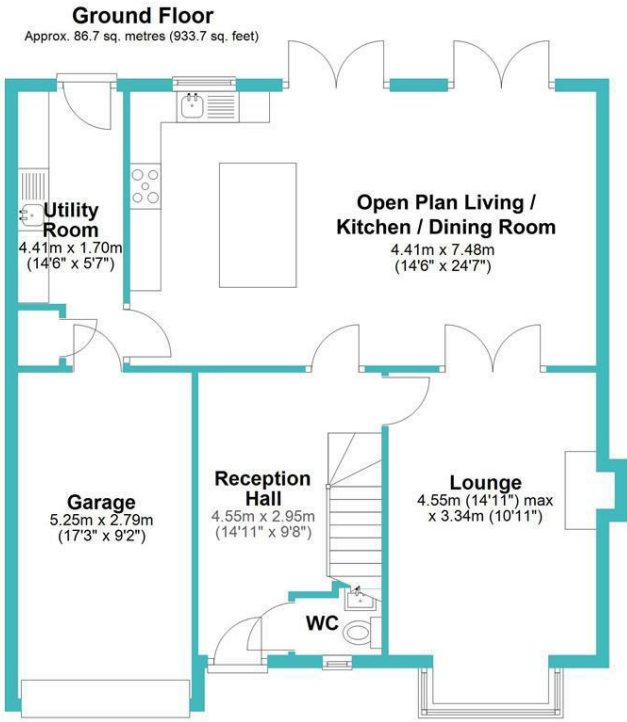
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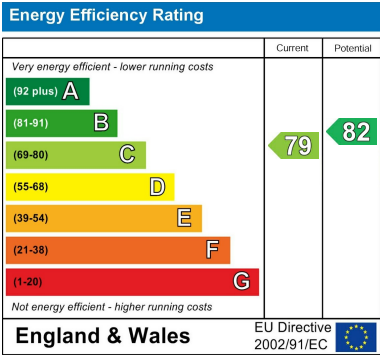
Approximate Gross Internal Floor Area
174.0 Sq Metres / 1873.2 Sq Feet



Jayne
at
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Disclaimer:
Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only.
We give no warranty or representation as to the accuracy and completeness of the floor plan.



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