



Autumn Cottage, 2 Everthorpe Lane, Brough HU15 2LF
£600,000

- Bespoke detached family home in excess of 2,200 square feet
- £10,000 towards the stamp duty paid
- Four bedrooms
- Two reception rooms
- Outstanding living dining kitchen with log burner
- Three bathrooms
- Beautifully well maintained enclosed gardens
- Half moon driveway and garage with electric door
- EPC rating: C
- Council Tax Band: D

*£10,000 towards the stamp duty paid *
Located in the heart of the village we are delighted to present to the market this exceptional detached family home. With a cottage style exterior and a host of stunning contemporary and luxurious fitments throughout, this beautiful family home now awaits its new owners.

With an excess of 2,200 square feet the beautiful property is meticulously presented throughout and offers versatile accommodation for a growing family and ideal for both multi-generational living and also working from home.

The accommodation in brief enjoys welcoming entrance hallway, stunning living dining kitchen with central island and log burner, ground floor guest bedroom with contemporary shower room, sitting room, utility room and to the first floor three good sized bedrooms, luxurious family bathroom and bedroom one which includes walk-in dressing room and stunning en suite four piece bathroom.

Enjoying a half moon driveway providing off street parking for several vehicles and leading to the attached garage which has an electric door this property truly is ready to simply key turn and move in and enjoy living in what is one of the most attractive properties in the village.

LOCATION

North Cave is a popular location due to the ease of access to the motorway and lying close to the amenities of South Cave and Brough. North Cave offers a number of village amenities which includes public house, church, mini mart, post office and primary school. The property also sits in the catchment area for the highly regarded South Hunsley secondary school.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A door with glazed inserts leads into the entrance hallway with attractive parquet style wood flooring, staircase with central carpet and chrome carpet rods leads to the first floor accommodation. A door leads into the living dining kitchen.

LIVING DINING KITCHEN

34'9" x 27'1" decreasing to 23'1" (10.59m x 8.26m decreasing to 7.04m)
uPVC double glazed windows to both the rear and front elevation and uPVC double glazed French doors with side windows leading out into the rear garden. Beautiful parquet solid wood flooring flows throughout this area. Separating the kitchen to the dining area is a dual aspect log burner with rustic beam. To the lounge area is a wall mounted t.v. aerial point.

KITCHEN AREA

An extensive range of modern, contemporary ivory curved edged units with integral plate rack, integral wine rack, wood worksurfaces and attractive under wall unit lighting. Stainless steel range cooker with stainless steel splashback and stainless steel chimney extractor. Belfast sink unit with swan mixer spray tap, integrated dishwasher, and integrated fridge/freezer. A central island to the kitchen area creates an overhanging breakfast bar.

LOUNGE

11'10" x 11'5" (3.61m x 3.48m)
With uPVC double glazed window to the front elevation. Wall of feature rustic shelving and unit.

UTILITY ROOM

10'11" x 3'10" (3.33m x 1.17m)
Space and plumbing for washing machine. Fitted cupboard. Door to garden.

BEDROOM 4/SNUG

11'8" x 11'4" (3.56m x 3.45m)
With uPVC double glazed window to the rear elevation.

SHOWER ROOM

With uPVC double glazed window to the rear elevation. Modern three piece suite in white with walk in shower cubicle, wash hand basin on wooden vanity and low level WC. Beautifully finished with full height Travertine tiling to the walls and matching floor tiles.

FIRST FLOOR

PRINCIPAL BEDROOM

17'4" decreasing to 11'8" minimum x 19'7" (5.28m decreasing to 3.56m minimum x 5.97m)
This has a separate staircase leading from the living dining kitchen but also can be accessed from bedroom 3.

uPVC double glazed window to the front elevation. Walk-in dressing room with hanging and storage facilities.

EN SUITE

9'3" x 6'9" (2.82m x 2.06m)
uPVC double glazed window to the rear elevation. Stunning four piece suite in white enjoys independent shower cubicle, freestanding bath with central taps, independent shower cubicle, wash hand basin set on modern vanity and low level w.c. All beautifully complimented with full height tiling and matching tiled floor, towel radiator and extractor.

LANDING AREA

Velux roof window to the rear elevation.

BEDROOM 2

16'5" x 13'9" maximum (5.00m x 4.19m maximum)
Accessed from the landing area. Two Velux roof windows to the rear elevation and uPVC double glazed window to the side elevation. Attractive wood flooring and full wall of fitted units which provide access to the eaves.

BEDROOM 3

17'10" max by 13'6" decreasing to 6'0" (5.44m max by 4.11m decreasing to 1.83m)
Velux roof window to the rear elevation and access to eaves storage.

FAMILY BATHROOM

Velux roof window to the rear elevation. Stunning three piece suite in white has wash hand basin set on modern vanity, low level w.c. and freestanding slipper bath with claw feet and central mixer tap. Tiled splashbacks to wet area, tiled floor, extractor and towel radiator.

EXTERNAL

To the front of the property there are beautiful lavender shrubbery with an enclosed lawned garden, a gravelled half moon driveway provides on and off private parking for up to five vehicles.

The attached garage has electric up and over door, uPVC double glazed window to the rear elevation and door leading into the rear garden.

The side and rear gardens enjoy both westerly and southerly aspects, predominantly laid to lawn with a good sized patio

area adjoining the property. There are also well planted established borders.

There is a further patio in the garden with wooden pergola, perfect for relaxing at the end of the day and outside entertainment.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.