



44 Puntun Walk, Snaith

O.I.R.O £445,000

- Detached Family Residence
- Beautiful Kitchen
- Stunning En-Suite to Master Bedroom
- EER 76 (C)
- Spacious Lounge
- Utility Room & Ground Floor Cloaks/WC
- Family Bathroom
- Formal Dining Room
- 4 Bedrooms
- Detached Double Garage

A double fronted detached family residence of significant appeal, showcasing contemporary internal living and occupying a generous plot on the outskirts of Snaith.

The present owners have carefully designed and modernised this property, focusing on modern and bespoke fittings and furnishings whilst enjoying accommodation extending to over 1,650 square feet.

The property welcomes you into a front porch which in turn leads through into the hall providing access to the ground floor arrangement. To the left is the property's formal dining room having laminate oak effect flooring contrasting with a decorative feature wall. There is a double glazed window to the front overlooking the fields.

The lounge offers a spacious area, running the full depth of the property, accessed by double doors from the hall and a further set of doors giving access to the rear garden. The flooring matches the dining room. In addition there is a gas fire set within a handsome surround. There is ample space to facilitate appropriate lounge furniture.

The bespoke, beautiful kitchen is located towards the rear of the property and enjoys grey wall and base units with black granite marble worktops over. There are a number of built in appliances including a gas cooker with extractor hood over, oven, grill and dishwasher. Two large double glazed windows adjoin the rear elevation, providing ample natural light. The owners have created an area between the kitchen and utility room which currently has a bench and breakfast bar which is important particular for those with younger children or those who enjoy entertaining.

The utility room sits adjacent to the kitchen and comprises additional wall and base units and secondary sink along with provision for laundry facilities. The ground floor accommodation is completed by a cloakroom/wc having a toilet and hand wash basin.

To the first floor, a beautiful and spacious landing gives access to four bedrooms and house bathroom. The main bedroom will be on the left of the landing, enjoying a range of built in wardrobes and complemented by a stunning en-suite. The en-suite has a large walk in shower, along with a back to wall wc and beautiful vanity hand wash basin with marble effect over. Contrasting tiling makes for a elegant master en-suite.

There are two further double bedrooms and a good size single, all benefiting from built in wardrobes, central heating radiator and double glazed window.

The present owners have a particularly keen eye and the house bathroom continues that trend. A similar feel to a luxurious hotel suite, while full height surrounding tiling and flooring blends seamlessly with the white sanitary wear.

Externally the property is located on the outskirts of Snaith and will be found enviably tucked away in a private cul-de-sac position, made up of only 8 properties. The front garden is immaculately kept and well maintained, enjoying two flower beds to the front with a range of shrubs and small trees behind.

A double detached garage is situated to the property's left hand side along with off street parking in front for several motor vehicles. The garage has power and lighting connections available. The rear garden is deceptively spacious, offering a generous amount of space and privacy. The garden is predominantly laid to lawn and enclosed to all sides by fenced boundaries.

The property represents a wonderful opportunity to acquire this beautifully presented family home, occupying a good sized plot with a double detached garage. All viewings are strongly encouraged and strictly by appointment only.

EER- 76 (C)

Tenure – Freehold

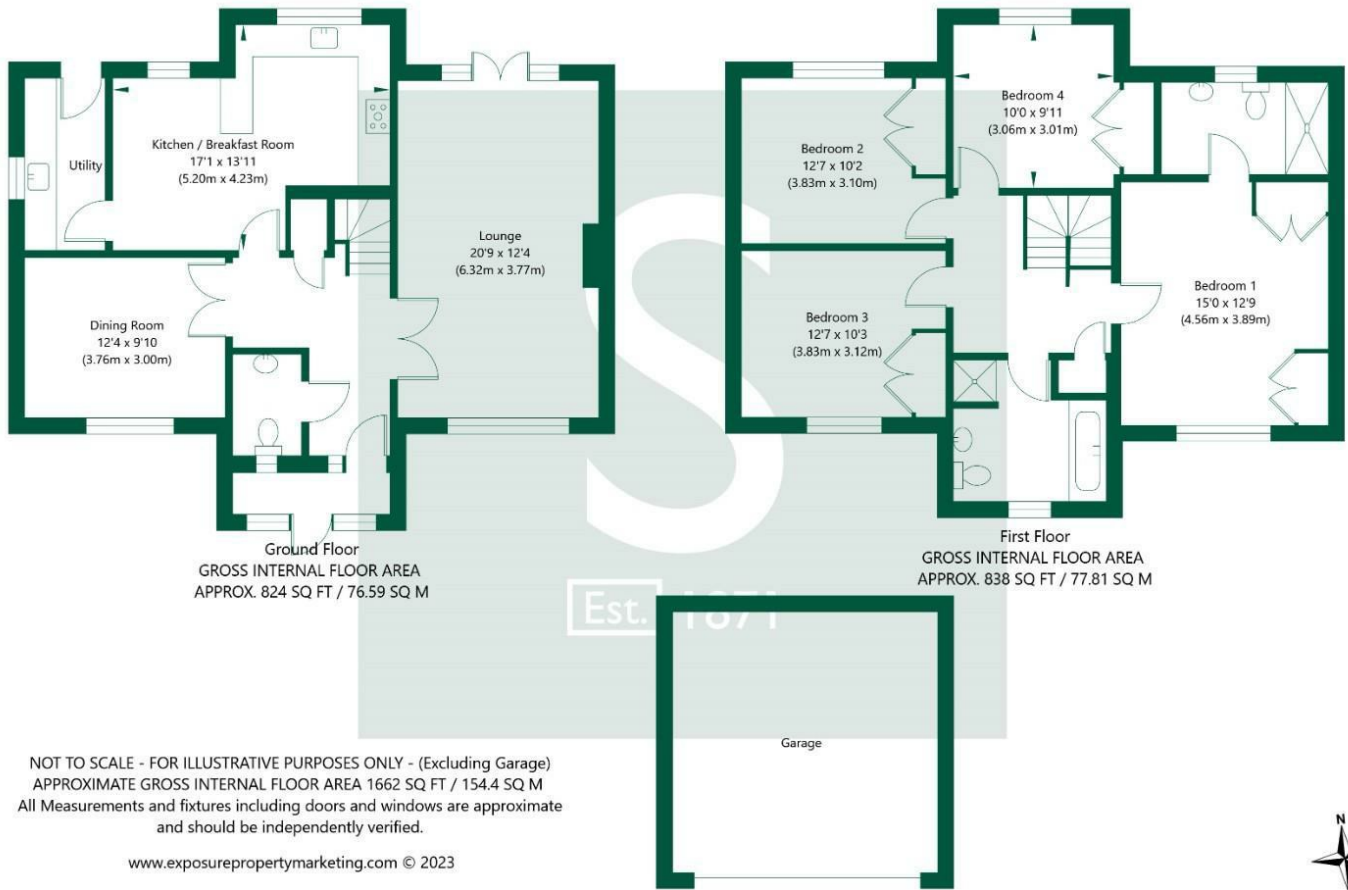
Council Tax – East Riding of Yorkshire Council - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.





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