



76a Main Street, Bubwith

£500,000

- Stunning Family Home Built in 2021
- Comprehensive Storage
- Integrated Garage
- High Specification & Eco Friendly Products & Materials
- 4 Double Bedrooms
- Incredible Kitchen Diner
- Impressive Rear Garden - Plot Extends to 0.13 Acre
- Principal Bedroom Suite
- Spacious Lounge
- Utility Room

The perfect example of a detached family home, showcasing contemporary living accommodation with generous private grounds extending to 0.13 acres.

The present owners purchased the property as a new build in the winter of 2021 and have since carried out their own programme of internal works to further enhance the property. The major works were carefully considered and designed to maximise storage, by creating bespoke fitted wardrobes to the principal bedroom, guest bedroom and an incredible under stairs storage conversion.

The property was built by a well renowned local developer, skilful in their trade and focusing on high quality and attention to detail. The architect's brief was to create an extensive and well considered family layout with eco friendly products and materials used for energy efficiency. The internal accommodation extends to just under 1,700 square feet, with an integral single garage and a generous private rear garden.

The property welcomes you into a spacious entrance lobby, with bespoke built in understairs storage, ground floor wc and turned oak framed staircase leading to the first floor arrangement. To the front right of the property is the lounge, which is generously proportioned in size, focused around a wood burning stove with exposed wooden beam and dark blue décor backdrop. The lounge measures 220 square feet with a double glazed bay window to the front elevation and warm modern decor.

The bulk of the ground floor accommodation is located to the rear of the property, enjoying an open plan kitchen diner and large utility room. The kitchen is without doubt one of the main selling features of the property, delivering a high specification range of wall and base units with solid oak work surfaces over and a number of integrated appliances. The kitchen is a shaker style design, finished in a stunning dark blue contrasting with the oak work surfaces, white tiling and flooring.

The dining area merges seamlessly from the kitchen and provides the ideal space for dining. There are a pair of French doors leading out to the outside patio area and beyond. Located off the dining area is an important utility room, comprising a number of matching wall and base units and work surfaces. There are provisions in place for laundry facilities, along with rear door and internal access into the single garage.

To the first floor, the property is further enhanced by four well proportioned double bedrooms, all benefiting from a double glazed window and central heating radiator. Each bedroom is decorated with warm and contemporary colours or fixtures, contrasting well with oak internal doors. The guest bedroom has built in wardrobes, expertly designed and made underneath the recess to maximise space and storage. There is a large two in one Velux window, which pivots to provides wider opening for the view across the rear.

The principal bedroom is undoubtedly the choice bedroom, complimented by a comprehensive range of bespoke joinery to create full built in wardrobes with panelling to the front and finished in a beautiful light cream colour. In addition, there is an impressive en suite comprising a corner shower, hand wash basin and low flush wc.

The internal accommodation is completed by a contemporary house bathroom, enjoying a traditional white three piece suite with a separate large walk in shower. Elegant light grey floor and wall tiling and contrasts well, in addition to a recessed spot lights and frosted double glazed window.

Externally, the property is positioned along Main Street, centrally within the village occupying a deceptively large plot extending to 0.13 acre. To the front, the grounds of the property are accessed through a pair of iron wrought gates, which swing open and operate electronically by a remote controlled fob. The driveway provides ample off street parking with enclosed boundaries and gated pathway alongside the left elevation to the rear garden.

The rear garden is without doubt one of the main selling features, enjoying a magnificent elevated landscaped patio, which steps down to a laid to lawned area with enclosed fenced boundaries to all three sides. The entire rear garden faces south and is perfectly positioned to enjoy the sun throughout the day and into the evening.

The property is serviced by oil for the central heating and all other mains services. There is still 7 years remaining on the new homes guarantee.

The property really does represent a wonderful opportunity to acquire such an extensive family home, completed to a high standard within private grounds. Properties of this size and nature are rarely presented to the open market and the sale of this property provides one of those increasingly rare opportunities. All viewings are strongly recommended and strictly by appointment only.

EER- 83 (B)

Tenure - Freehold

Council Tax - East Riding of Yorkshire - 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.





Main Street, Bubwith, YO8 6LX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1695 SQ FT / 157.5 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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