



**QUICK & CLARKE**  
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**Ash Lea Church Lane, Sproatley HU11 4PR**  
**Guide Price £599,950**

- Executive Detached Home
- Refurbished & Extended Throughout by the Current Owners
- Beautifully Presented
- Must be Viewed
- Three Reception Rooms
- Five Bedrooms
- Generous Plot
- Plenty of Parking
- Southerly Aspect to the Rear
- Energy Rating: C

\*GUIDE PRICE £599,950 - £629,950\*

MUST BE VIEWED! An outstanding executive detached home set in a generous plot enjoying a super location, extended and beautifully refurbished throughout by the current owners, this property really is a must see.

#### LOCATION

This property fronts onto Church Lane which leads off Balk Lane in the popular village of Sproatley. The property sits adjacent to the village church and enjoys a great deal of privacy and a Southerly aspect to the rear.

Sproatley is situated at the junction of the B1240 and B1238 approximately 3 miles from the Hull city boundary, 8 miles from the city centre and 4 miles from Aldbrough on the East Yorkshire coast. The village has a parish population of around 1350 and a range of local services including 2 public houses, a post office/general store, and a Grade II listed church. The village also has its own primary school and is within the catchment area of the South Holderness secondary school.

#### ACCOMMODATION

Refurbished and extended throughout by the current owners, this property offers spacious accommodation set in a generous plot. the accommodation has mains gas central heating via hot water radiators, UPVC double glazing, burglar alarm, CCTV and is arranged on two floors as follows:

#### ENTRANCE HALL

6'4" x 17'6" (1.93m x 5.33m)  
With composite front entrance door and matching side panel, stairs leading off incorporating a cupboard under, high gloss ceramic tile floor covering and one central heating radiator.

#### CLOAKS/W.C.

3'4" x 5'2" (1.02m x 1.57m)  
With a vanity unit housing the wash hand basin, concealed cistern/W.C., full height tiling to the walls, high gloss tiled flooring and one central heating radiator.

#### SITTING ROOM

12'11" x 21'8" (3.94m x 6.60m)  
With a wood burning stove set in a tiled inset with granite

hearth and painted surround, downlighting to the ceiling, engineered Oak flooring, double French doors and side panels to the rear garden and one central heating radiator.

#### FAMILY ROOM

19' x 16'4" (5.79m x 4.98m)  
With an entertainment wall incorporating display shelves with lighting, a feature electric fire and space for a 75" flat screen television above, built in storage cupboard, downlighting, one central heating radiator and open square arch to:

#### GARDEN ROOM

16'3" x 9'9" (4.95m x 2.97m)  
With concertina doors opening to the rear garden, picture windows, feature ceiling lantern, downlighting, laminate flooring and one central heating radiator.

#### DINING KITCHEN

10'6" x 30'3" (3.20m x 9.22m)  
Offering a superb entertaining space with an extensive range of fitted base and wall units incorporating contrasting work surfaces with an inset ceramic 1 1/2 bowl sink unit, display lighting to the work surfaces, AG Appliances including a gas hob with cooker hood over, integrated dishwasher, oven and microwave, fridge freezer, tiled splashbacks, high gloss ceramic tile floor covering, downlighting and two central heating radiators.

#### UTILITY ROOM

6'5" x 7'8" (1.96m x 2.34m)  
With plumbing for an automatic washing machine and space for a tumble dryer, downlighting to the ceiling, high gloss ceramic tile flooring, full height tiling to the walls, UPVC rear entrance door and one central heating radiator.

#### FIRST FLOOR

#### LANDING

Which is part galleried. With downlighting to the ceiling and one central heating radiator.

#### MASTER BEDROOM

16'9" x 12'10" (5.11m x 3.91m)  
With downlighting to the ceiling, ceiling light/fan fitting and one central heating radiator.

#### EN-SUITE SHOWER ROOM

6' x 7'10" (1.83m x 2.39m)  
With a modern suite incorporating a walk in shower with hand shower and rain shower above, vanity unit housing the wash hand basin, concealed cistern/W.C., vanity mirror with Bluetooth and automatic lighting, feature ceiling lighting along with downlights, full height tiling to the walls, ceramic tile flooring and a column style radiator.

#### BEDROOM 2

16'2" x 13'5" (4.93m x 4.09m)  
With dormer windows to the front and rear and one central heating radiator.

#### BEDROOM 3

8'9" x 12'11" (2.67m x 3.94m)  
plus a recess for a dressing table. With a pleasant outlook to the rear and one central heating radiator.

#### EN-SUITE

3'7" x 8'2" (1.09m x 2.49m)  
With an independent shower cubicle, vanity unit housing the wash hand basin and concealed cistern/W.C., vanity mirror incorporating lighting, ceramic tile flooring, full height tiling to the walls and a ladder towel radiator.

#### BEDROOM 4 (REAR)

8'11" x 10'1" (2.72m x 3.07m)  
With one central heating radiator.

#### BEDROOM 5

10'7" x 7'8" (3.23m x 2.34m)  
With one central heating radiator.

#### FAMILY BATHROOM/W.C.

7'2" x 10'6" (2.18m x 3.20m)  
With a stunning bathroom suite comprising of a twin ended bath with freestanding mixer taps and hand shower, a walk in

shower cubicle with hand shower and rain shower above, concealed cistern/W.C., vanity unit housing the wash hand basin, downlighting to the ceiling, ceramic tile flooring, full height tiling to the walls, an access hatch to the roof space and a feature towel radiator.

#### OUTSIDE

The property has an extensive frontage with a walled and hedged surround incorporating a pillared entrance, where there are two traditional styled lamps and plenty of parking with stone shipped surfaces along with two mature trees and well stocked borders. There is also an integrated single garage with automated up and over main door, rear personal door and power and light laid on. There are external power points, outside tap and watering points.

To the rear is a generous garden which sits adjacent to the church and enjoys pleasant views with the school playing fields beyond and a pleasant Southerly aspect. The rear garden has extensive gravelled and paved terraced areas along with a large lawn, a number of shrubs, external lighting, power points and an outside cold water tap.

#### COUNCIL TAX BAND

The council tax band for this property is Band F.



Ground Floor



First Floor

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. 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.