



QUICK & CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



7 Low Farm Close, North Frodingham YO25 8NY
Offers in the region of £375,000

- Immaculately Presented Throughout
- Refreshingly Spacious Detached Home
- Lounge, Sitting Room & Dining-Day Room
- 4 Double Bedrooms
- Ensuite Shower Room to Master Bed
- Attractive Enclosed Rear Garden
- Plenty of Parking & Double Garage
- Energy Rating - C

Immaculately presented throughout and offering refreshingly spacious accommodation this detached home cannot fail to impress.

The accommodation has UPVC double glazing throughout, gas central heating and comprises: entrance hall, cloaks/w.c., 19ft through lounge, sitting room, lovely dining/day room overlooking the rear garden and open plan to the kitchen, utility room and stairs to spacious master bedroom with modern ensuite, three further double bedrooms and bathroom/w.c. complete with four piece suite. Plenty of parking, double garage and lovely enclosed garden to the rear.

LOCATION

The property forms part of a pleasant varied residential cul de sac known as Low Farm Close which leads off Main Street in the pleasant village of North Frodingham.

North Frodingham is a typical village community which stretches along either side of the B1249 between Beeford (about 3 miles) and Driffield (about 6 miles). Well placed for access to the East Yorkshire coast the village is also within comfortable commuting distance of the city of Hull (about 19 miles) and Beverley (about 12 miles). The village has a public house, a garage/petrol station with a sales shop, a church and a primary school with more comprehensive facilities being readily available in the villages of Beeford and Brandesburton as well as the market town of Driffield.

ACCOMMODATION

The spacious accommodation has MAINS GAS CENTRAL HEATING via hot water radiators, UPVC DOUBLE GLAZING throughout, solid oak internal doors and is arranged over two floors as follows:

CANOPY PORCH

CENTRAL HALL

6'5" x 13'3" (1.96m x 4.04m)
With a spindled staircase and inner hall leading off, ceiling cove, Karndean flooring and two central heating radiators.

CLOAKS/W.C.

6'5" x 6'1" (1.96m x 1.85m)
With the white suite comprising of a pedestal wash hand basin, low level w.c., Karndean flooring and a towel radiator.

LOUNGE

12'10" x 19'8" (3.91m x 5.99m)
With a wood burning stove in a recess with a slate hearth and painted surround, double French doors leading onto the rear garden, ceiling cornice, two centre roses and two central heating radiators.

SITTING ROOM

12'1" x 9'8" (3.68m x 2.95m)
With Karndean flooring and one central heating radiator.

DINING - DAY ROOM

12' x 10' (3.66m x 3.05m)
With double French doors leading onto the rear garden, ceiling cove, one central heating radiator and open square archway leading through to:

KITCHEN

9'7" x 13'4" (2.92m x 4.06m)
With a comprehensive range of fitted base and wall units incorporating solid oak worksurfaces and an inset 1 1/2 bowl ceramic sink, a Rangemaster cooker with cooker hood over, tiled splashbacks, one central heating radiator and doorway to:

UTILITY ROOM

9'7" x 5'10" (2.92m x 1.78m)
With matching base and wall units to those in the kitchen incorporating a work surface with an inset sink, plumbing for automatic washer, rear entrance door and one central heating radiator.

FIRST FLOOR

SPACIOUS LANDING AREAS

With a deep built in cupboard, access hatch to the roof space, ceiling cove and two central heating radiators.

MASTER BEDROOM 1

12'10" x 19'10" overall (3.91m x 6.05m overall)
With ceiling cove and one central heating radiator.

ENSUITE SHOWER ROOM

6'5" x 6'5" (1.96m x 1.96m)
With a modern white suite comprising of a large shower cubicle, vanity unit housing the wash hand basin, low level w.c., part tiling to the walls, woodgrain effect laminate flooring and a ladder style towel radiator.

BEDROOM 2 (FRONT)

12'1" 9'9" (3.68m 2.97m)
With ceiling cove and one central heating radiator.

BEDROOM 3 (REAR)

12' x 10' (3.66m x 3.05m)
With ceiling cove and one central heating radiator.

BEDROOM 4 (FRONT)

9'8" x 9'9" (2.95m x 2.97m)
With fitted wardrobes, woodgrain effect laminate floor covering and one central heating radiator.

FAMILY BATHROOM/W.C.

6'9" x 9'6" (2.06m x 2.90m)
With a four piece suite comprising of a panelled bath, pedestal wash hand basin, independent tiled shower cubicle, low level w.c., part tiling to the walls, downlighting to the ceiling and a ladder style towel radiator.

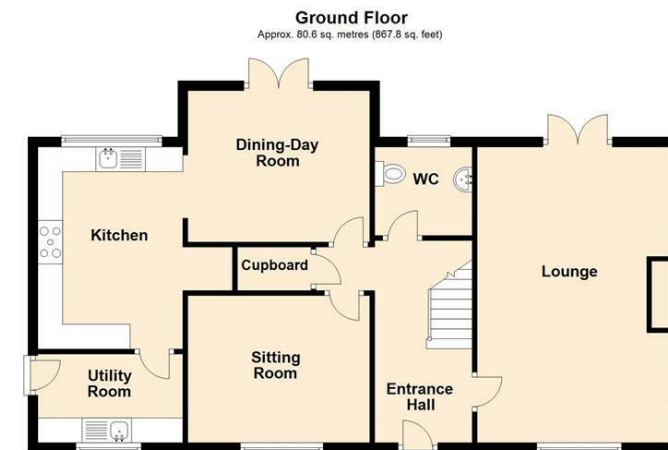
OUTSIDE

The house fronts onto a block paved forecourt behind a wrought iron boundary fence and matching hand gate.

To the rear is a particularly attractive enclosed garden with a walled and fenced surround incorporating a large paved patio, raised beds, mature well stocked borders and central lawn. There is a double width parking drive in front of the double garage 19' x 18'5" with twin up and over roller main doors, side personal door, power and light laid on.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendors solicitors) and vacant possession will be given upon completion at a date to be agreed.



Total area: approx. 161.2 sq. metres (1735.6 sq. feet)

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.