



Paddock Lodge Rise Lane, Catwick HU17 5PL
Offers in the region of £439,950

- Impressive Detached Family House
- Open-Plan Kitchen, Dining & Living Room
- Two Separate Reception Rooms
- Fitted Kitchen with Integrated Appliances
- Ample Parking for Several Vehicles plus Tandem Double Garage
- Large Garden with Garden Room
- Well Presented Throughout
- Energy Rating - D

Offering great versatility with two reception rooms as well as a large open-plan kitchen, dining, living room and four bedrooms to the first floor and plenty of outside space, this wonderful home simply must be viewed!

LOCATION

This property fronts onto Rise Lane, a quiet country lane which leads off Main Street at the eastern end of the village.

Catwick is a small rural village and is located just 8 miles from the market town of Beverley, 6 miles from the East Yorkshire coastal town of Hornsea and about 14 miles from the city of Hull.

CANOPY PORCH

ENTRANCE HALL

8' x 15'6 overall (2.44m x 4.72m overall)
Composite front door, timber flooring, ceiling cove, one central heating radiator, useful storage space under the stairs which lead to the first floor accommodation.

CLOAKROOM

A white suite comprises W.C. and a wash hand basin, timber flooring, a ladder style radiator and extractor fan.

LIVING ROOM No1.

13'10 x 15'6 (4.22m x 4.72m)
A wonderfully bright and airy room with a traditional tiled cast iron tile fireplace with feature surround and a open fire set upon a tiled hearth, ceiling cove, TV point and one central heating radiator.

COMBINED KITCHEN, DINING ROOM & DAY ROOM

35' x 10'4 (10.67m x 3.15m)
With a range of integrated appliances and a dual fuel, double oven range, ambient lighting onto solid granite

worktops, plus a Belfast sink. The dining area has UPVC double French doors opening out onto a paved area and the main garden to the rear of the property, double doors open into living rooms one and two, timber flooring, one central heating radiator and TV point.

LIVING ROOM No2.

11'9 x 15'6 (3.58m x 4.72m)
With double doors, TV point, two wall lights points, downlighting to the ceiling and one central heating radiator.

REAR ENTRANCE HALL

8'5 x 7' (2.57m x 2.13m)
with UPVC external door, ceramic tile flooring, two wall lights and doorway to:

SEPARATE CLOAKROOM

2'11 x 8'5 (0.89m x 2.57mq)
with a full height bespoke made shoe/boot cupboard and cloak rail with shelf. Radiator and ceramic floor tiles.

UTILITY ROOM

11'9 x 5'1 (3.58m x 1.55m)
With fitted maple style units, granite effect work surfaces, stainless steel sink unit, under-counter recess for washing machine and tumble dryer and with splash back tiling. Floor-mounted mains gas Ideal boiler and tiled flooring.

FIRST FLOOR

LANDING

With ceiling cove, loft access hatch, a large built-in airing cupboard and one central heating radiator.

MASTER BEDROOM 1

11'10 x 22'1 (3.61m x 6.73m)
With dual aspect windows, two central heating radiators, downlighting and TV point.

EN-SUITE BATHROOM

11'10 x 7'2 (3.61m x 2.18m)
A white Heritage suite comprises of a corner shower cubicle, luxury spa bath, pedestal wash basin, and a W.C. Half height tiling, extractor fan, radiator and two timber framed Velux roof lights.

BEDROOM 2

11' x 10'6 (3.35m x 3.20m)
plus entrance recess (10'11" x 11'10"). With one central heating radiator.

BEDROOM 3

10'11 x 11'10 (3.33m x 3.61m)
With built-in wardrobe and one central heating radiator.

BEDROOM 4

11'1 x 10'2 (3.38m x 3.10m)
With one central heating radiator.

FAMILY BATHROOM

11' x 5'10 (3.35m x 1.78m)
A white suite comprising of a large walk-in shower cubicle, bath with mixer taps and hand shower, pedestal wash basin, low level W.C., part tiling to the walls, extractor fan and one central heating radiator.

OUTSIDE

The property sits behind a mature hedge with brick pillars to either side of the private entrance, providing plenty of parking for several vehicles and a full height wall with gates separates the access to the private rear garden area.

DOUBLE TANDEM GARAGE

9'5 x 29'6 (2.87m x 8.99m)
A substantial garage featuring two secure portioned

store rooms, plus a personal door and window to the side. Electric light and power sockets laid on.

REAR GARDEN

Enjoying a Westelry aspect, with extensive blocked paving areas, the gardens have a range of mature trees and shrubs and enjoys a great deal of seclusion along with a particularly generous lawn.

OUTSIDE GARDEN ROOM

A lovely outside room with exposed brick walls, vaulted ceiling, feature fireplace with an open fire providing a super entertainments area.

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.

COUNCIL TAX BAND

To be confirmed.

ENERGY RATING

The energy rating for this property is a D.



Total area: approx. 185.0 sq. metres (1991.2 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.