



Calthwaite Drive, Brough HU15 1TG

Welcome to

Calthwaite Drive, Brough

Beautifully Presented, 5 Bedroom Home In Brough with Entrance Hall, Lounge, Dining/Family Room, Kitchen, Conservatory, Master Bedroom With En Suite & Dressing Area, 4 Further Double Bedrooms (2 with en suites), Study, Family Bathroom & Cloakroom, Gardens, Off Street Parking & Double Garage!



Entrance Hall

With door to the front, radiator, large understairs cupboard and stairs to the First Floor.

Cloakroom

With double glazed window to the front, radiator, low level wc and wash hand basin.

Study

7' x 9' 5" (2.13m x 2.87m)

With double glazed window to the front, television point and radiator.

Lounge

11' 3" x 23' 4" (3.43m x 7.11m)

With 2 double glazed windows to the front, gas fire with marble effect surround (currently capped off), television point, 3 radiators, french style doors leading to the Dining/Family Room, coving to the ceiling and double glazed french style doors leading to the Conservatory.

Dining/Family Room

9' 7" x 10' 8" (2.92m x 3.25m)

With double glazed window to the rear and radiator.

Kitchen

18' 7" x 10' 8" (5.66m x 3.25m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, range style cooker, cooker hood, integrated fridge freezer, integrated dishwasher, integrated washing machine, larder, television point, 2 double glazed windows to the rear and door leading to the Conservatory.

Conservatory

31' x 12' 1" max (9.45m x 3.68m max)

With double glazed windows to the rear and side, self cleaning glass roof, radiator, underfloor heating, wall lights, television point, door to the Garage and 2 sets of double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With double glazed window to the front and stairs to the Second Floor.

Bedroom 2

11' 5" plus access x 11' 5" (3.48m plus access x 3.48m)

With 2 double glazed windows to the rear, 2 radiators, television point and built in wardrobes(1 double and 1 triple wardrobes).

En Suite

En Suite with shower cubicle, low level wc, wash hand basin, radiator, shaver point, extractor fan and double glazed window to the rear.

Bedroom 3

8' 3" x 12' 3" (2.51m x 3.73m)

With 2 double glazed windows to the rear, radiator, television point and built in double wardrobes.

En Suite

En Suite with shower cubicle, low level wc, shaver point, wash hand basin and radiator.

Bedroom 4

11' 5" x 8' 8" (3.48m x 2.64m)

With 2 double glazed windows to the front, 2 radiators, television point and built in double wardrobes.

Bedroom 5

6' 7" x 12' 5" (2.01m x 3.78m)

With 2 double glazed windows to the front and 2 radiators.

Bathroom

Bathroom with bath with mixer tap and shower attachment, shower cubicle, low level wc, wash hand basin, extractor fan, shaver point, radiator and double glazed window to the side.

Second Floor

Second Floor Landing

With large storage cupboard/wardrobe.

Bedroom 1

20' 1" x 19' 8" max (6.12m x 5.99m max)

With double glazed window to the front, 3 radiators, television point and 2 skylight windows to the rear.

En Suite

En Suite with shower cubicle, bath with mixer tap and shower attachment, low level wc, wash hand basin, radiator, shaver point and double glazed window to the front.

Dressing Area

10' 3" x 12' 2" to rear of wardrobes (3.12m x 3.71m to rear of wardrobes)

With skylight window, radiator and 2 large double fitted wardrobes and 1 double fitted wardrobe.

Outside

Front & Side Garden

With driveway providing off street parking.

Rear Garden

South facing garden with lawned area, 2 decking areas, hedging, outside tap, electrical socket, side access gate and fenced surround.

Double Garage

8' 4" x 31' 6" (2.54m x 9.60m)

Double garage with power, internal tap, door to the Conservatory, up and over door and ample storage in the roof space.



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Welcome to

Calthwaite Drive, Brough

- Stunning 5 Bedroom Detached Home In Brough Offered With No Chain
- Master Suite With En Suite & Dressing Area (2 Further Bedrooms also have en suites)
- Study & Substantial Conservatory
- Extremely Spacious Living Accommodation Including 23ft Lounge & 31ft Conservatory
- Off Street Parking & Double Garage & South Facing Garden

Tenure: Freehold EPC Rating: C

Council Tax Band: F

guide price

£450,000



Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111. Located in this sought after area, close to the renowned South Hunsley and Welton Primary schools and with close easy access to the A63 and M62 beyond. Close to Brough train station with direct trains to London and being in close proximity to numerous local amenities, shops, supermarkets, schools, bars/restaurants and Hunsley Leisure Centre.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY110807 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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