



4, Fox Drive,
Pocklington, YO42 2TP
£439,000



Built by the award winning Mulgrave Developments in 2019, this former show house showcases exceptional quality and thoughtful design. Situated in a small cu-de-sac, this beautifully presented detached house merits your earliest attention.

Step inside to find a most welcoming entrance hall that sets the tone for the rest of the home. The wonderful lounge features a large window that floods the space with natural light, creating a warm and inviting atmosphere. The excellent fitted dining kitchen is both stylish and practical perfect for family meals and entertaining. A separate utility room adds convenience and helps keep the main living areas organised. The property offers four well-proportioned bedrooms, with the master bedroom featuring an en-suite shower room for added privacy and comfort, the additional bedrooms provide ample space ideal for family members or even a home office. The house bathroom is designed for versatility offering both a bath and a separate shower to cater to different preferences.

The exterior of the property is equally impressive, showcasing professionally landscaped gardens that are well tended and thoughtfully designed, multiple seating areas throughout the garden provide perfect spots for outdoor relaxation, dining and entertaining.

In summary, this is a fabulous four bedroom detached family home that combines award winning construction, premium finishes, marking it the ideal blend of modern comfort, elegance and timeless style.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.



Tenure: Freehold
East Riding of Yorkshire
BAND: E

ENTRANCE HALL

6.20m x 2.02m (20'4" x 6'7")

A most welcoming entrance into this splendid former show home, entered via a composite front entrance door, fitted cupboard with the BT internet modern and network hub, under stairs cupboard with light, recess lighting, radiator and stairs to the first floor accommodation.

SITTING ROOM

4.32m plus bay window x 3.79m (14'2" plus bay window x 12'5")

Bay double glazed window to the front elevation and two radiators.

CLOAKROOM/WC

1.79m x 0.90m (5'10" x 2'11")

Fitted suite comprising low flush WC, wash hand basin with fitted cupboard, tiled flooring, part tiled walls, radiator, recess lighting and extractor fan.

DINING KITCHEN

5.98m x 3.18m (19'7" x 10'5")

Matching arrangement of floor and wall cupboards, working surfaces, one and a half composite sink unit with mixer tap, Electrolux induction hob with extractor fan over, integrated appliances including integrated double oven, dishwasher and fridge/freezer. water softener and filtered drinking water, double glazed window to the rear elevation, tiled flooring, radiator, recess lighting and double doors to the rear elevation.

UTILITY

2.81m x 1.80m (9'2" x 5'10")

Range of floor and wall cupboards, working surfaces, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and tiled flooring.

INTEGRAL GARAGE

6.28m x 3.00m (20'7" x 9'10")

Remote control electric roller shutter doors, Zappi EV charging point, recess lighting and personal rear door.

FIRST FLOOR ACCOMMODATION

6.22m x 2.05m (20'4" x 6'8")

Double glazed window to the side elevation, radiator and access to the loft.

MASTER BEDROOM

5.18m max x 4.47m max (16'11" max x 14'7" max)

Fitted wardrobes, recess lighting, two radiators, double glazed window to the front and side elevation.

EN-SUITE SHOWER ROOM

2.61m x 2.48m (8'6" x 8'1")

Fitted suite comprising shower cubicle, low flush WC, hand

basin, chrome ladder style radiator, fully tiled walls and floor, recess lighting, opaque double glazed window to the front elevation and airing cupboard housing hot water cylinder.

BEDROOM TWO

3.83m x 3.02m (12'6" x 9'10")

Fitted wardrobe, radiator, double glazed window to the rear elevation and access to the loft.

BEDROOM THREE

3.18m x 2.94m (10'5" x 9'7")

Double glazed window to the rear elevation and radiator.

BEDROOM FOUR

3.18m x 2.94m (10'5" x 9'7")

Double glazed window to the rear elevation and radiator.

HOUSE BATHROOM

4.22m x 2.14m (13'10" x 7'0")

Fitted suite comprising bath with mixer tap, shower cubicle, low flush WC, hand basin, shaver point, chrome ladder style radiator, tiled flooring, part tiled walls, recess lighting and opaque double glazed window to the front elevation.

OUTSIDE

Enclosed professional landscaped rear garden, lawned with a variety of plants, circular shaped lawned garden, patio seating area, outside tap, fenced with access gate to the side and rear.

ADDITIONAL INFORMATION

There is a management fee associated with this property.

SPECIFICATION

Additional specification;

Burglar Alarm.

BT internet modern and network hub in the hall cupboard.

Media port and network ports in Lounge, Kitchen and all the bedrooms.

Remote control roller shutter door.

Zappi Electric Vehicle charger in the garage.

Water softener and filtered drinking water.

Additional wall cupboards in utility room.

Additional tiling in master en-suite and house bathroom.

Electric heaters in towel rails.

Air vent system in loft.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains gas, electricity and drainage. Telephone connection subject to renewal by British Telecom.

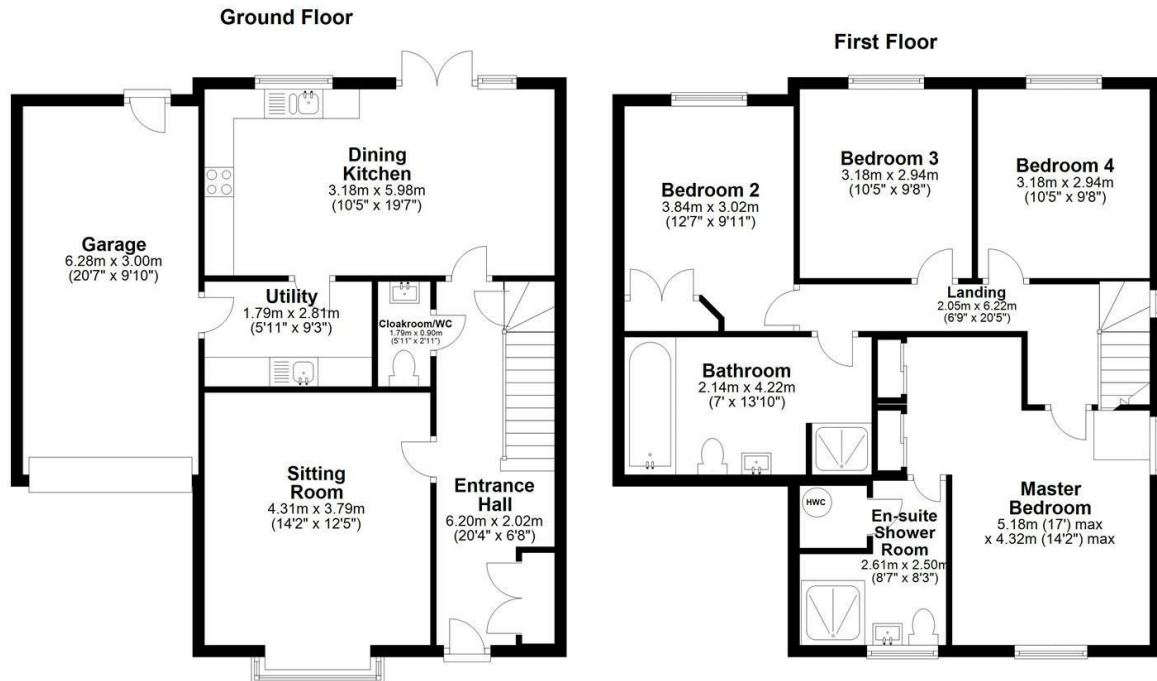
COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.