

3, Highfields,  
Brough, South Cave, HU15 2AJ  
£375,000



## ABOUT THE PROPERTY

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This impeccably maintained executive-style family residence boasts five bedrooms and is set in a sought-after residential area. The charming gardens provide a high level of privacy. To truly appreciate the spacious and high-quality living space, an internal inspection is highly recommended.

The ground floor comprises an entrance hall, a living room, an fabulous open-plan breakfast kitchen extending into day/dining room, cloakroom, and a utility room. Upstairs, there are five bedrooms and a family bathroom, with the master suite featuring an ensuite shower room.

Outside, a gated side driveway provides ample off-street parking and leads to a detached annex garage. This self-contained annex is a noteworthy feature, equipped with a kitchenette and a shower room. Perfect for guests or potential use as a home office, this space adds versatility to the property.

This property combines comfort, style, and practicality, making it an ideal home for a discerning family.

East Riding of Yorkshire Council band - E  
Tenure - Freehold  
EPC rating - C







## THE ACCOMMODATION COMPRISES:-

### GROUND FLOOR

#### ENTRANCE HALL

External door leading into entrance hall. Under stairs storage cupboard. Coving to ceiling and telephone point. Coving to ceiling.

#### LIVING ROOM

5.03 x 3.23 (16'6" x 10'7")

Spacious living room with feature bay window. Fireplace with wooden fire surround. Coving to ceiling and Tv point.

#### OPEN PLAN KITCHEN / DAY ROOM

3.24 x 4.70 x 2.98 x 3.34 (10'7" x 15'5" x 9'9" x 10'11")

Range of off white high gloss wall and floor units with complementary work surfaces incorporating composite one and a half bowl sink with mixer tap over, four ring induction hob with extractor over and single built in oven. Concealed wall mounted gas boiler. Integrated fridge freezer and dish washer. Recessed spotlights to ceiling. Matching island extending into breakfast bar. Open plan to the day room.

#### UTILITY ROOM

Floor unit with complementary work surface. Space for tumble dryer and plumbing for washing machine. Door to rear garden.

#### CLOAKROOM

White suite comprising pedestal hand basin with mixer tap over and low level WC. Part tiling to walls. Coving to ceiling.

### FIRST FLOOR

#### LANDING

Hatch to loft space.

#### MASTER BEDROOM

3.82 x 3.27 (12'6" x 10'8")

Fitted wardrobes with vanity unit. Coving to ceiling. Tv and telephone point.

#### ENSUITE

White suite comprising low level WC, pedestal hand basin larger than average corner shower cubicle with mains fed shower over. Wet walling. Chrome heated towel radiator and shaver point. Recessed spotlights to ceiling.

#### BEDROOM TWO

3.91 max x 2.56 max (12'9" max x 8'4" max)

Fitted light grain wood effect wardrobes. Coving to ceiling.

#### BEDROOM THREE

3.35 x 2.41 (10'11" x 7'10")

Double bedroom to rear. Coving to ceiling.

#### BATHROOM

Light suite comprising of low level WC, pedestal hand basin and a 'P' shaped bath with chrome mixer taps and shower over. Full tiling to walls with feature mirror and tiling to floor. Chrome heated towel radiator and recessed spotlights to ceiling.

#### BEDROOM FOUR

3.24 max x 2.42 max (10'7" max x 7'11" max)

Recessed under stairs storage cupboard and recessed wardrobe housing hot water tank. Coving to ceiling.

#### BEDROOM FIVE

2.17 x 2.14 (7'1" x 7'0")

Coving to ceiling. Telephone point.

#### EXTERNAL

A side driveway with double wrought iron gates provides ample off street parking leading to the double garage.

#### ANNEX

Formally the detached double garage, transformed into a self contained annex with kitchenette and shower room.

#### ADDITIONAL INFORMATION

#### SERVICES

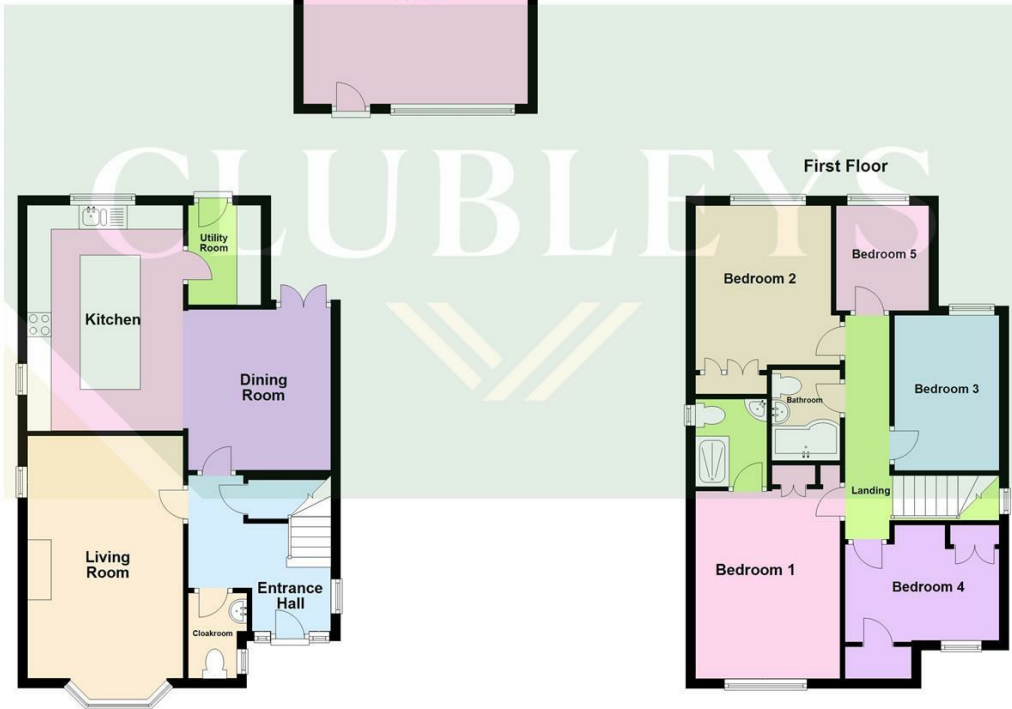
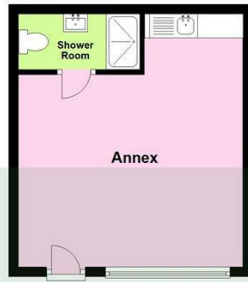
Mains gas, electricity and drainage are connected to the property.

#### APPLIANCES

No appliances.



**Ground Floor**



**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

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

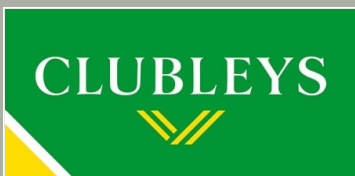
**FREE VALUATIONS FOR SALE**

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.

**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		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.