

11, The Peppercorns,
Brough, Gilberdyke, HU15 2XF
£260,000



A stunning detached house nestled in this perfect cul-de-sac location. This property boasts a spacious layout perfect for entertaining guests or relaxing with family. With 4 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

As you step inside, you are greeted by a modern kitchen that is perfect for hosting gatherings with friends and family. The abundance of natural light flowing through the house creates a warm and inviting atmosphere, making it a delightful place to call home.

The detached nature of the property provides a sense of exclusivity and tranquility, making it a perfect retreat from the hustle and bustle of everyday life with the benefit of stunning open views. The driveway offers ample off street parking leading to a garage.

One of the highlights of this property is the master bedroom with its own en-suite bathroom, offering a private sanctuary for relaxation.

A viewing is highly recommended, please contact us today!

East Riding of Yorkshire Council Tax Band - D
Tenure - Freehold
EPC - D



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

Composite front entrance door leading into an inviting hallway with tiled flooring, storage cupboard, modern style radiator and stairs to first floor accommodation.

CLOAKROOM

With a UPVC double glazed window to the front elevation, part tiled walls and heated towel rail. White two piece suite comprising:- low level WC and wash hand basin.

KITCHEN

4.21m x 3.70 (13'9" x 12'1")
Fitted with a range of modern wall and base units, complimentary work surfaces thoughtfully designed for families with small breakfast bar area, central matching working island unit, part tiled walls, tiled flooring, sink unit with mixer tap, electric oven with gas hob, extractor fan over, integrated fridge/freezer, integrated dishwasher and space for washing machine. Gas fired central heating boiler. UPVC window to the rear elevation overlooking the open views and UPVC rear entrance door. Access to:-

LOUNGE DINER

4.18m x 4.19 (13'8" x 13'8")
UPVC windows to the front and side along with UPVC French doors to the rear allows natural light to beam through the room. With wooden effect flooring, feature fireplace with coal effect gas fire and a radiator.

FIRST FLOOR:-

LANDING

Window to the side elevation.

MASTER BEDROOM

3.33m extending to 4.23m x 4.06m (10'11" extending to 13'10" x 13'3")
Window to the front elevation and a radiator. Access to:-

EN-SUITE SHOWER ROOM

1.41m x 2.21m (4'7" x 7'3")
Three piece white suite comprising:- shower cubicle with mains shower, wash hand basin and WC. Heated towel rail, tiled walls and extractor fan.

BEDROOM TWO

2.45 into recess x 3.91m (8'0" into recess x 12'9")
UPVC double glazed window to the front elevation, access to loft space and a radiator.

BEDROOM THREE

2.52m x 3.26m (8'3" x 10'8")
UPVC double glazed windows to the rear elevation overlooking the stunning views and a radiator.

BEDROOM FOUR

2.38m x 2.29m (7'9" x 7'6")
UPVC double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

2.30m x 2.24m (7'6" x 7'4")
UPVC double glazed window to the rear elevation, heated towel rail, recessed ceiling spot lights, extractor fan and tiled flooring. Fitted with a modern white suite comprising:- freestanding bath with mixer tap and hand shower attachment, wash hand basin set in vanity unit, low level WC.

OUTSIDE:-

GARAGE

5.26m x 2.70m (17'3" x 8'10")
Semi detached garage with number 16. Window to the rear elevation, up and over door, power and lighting. Partially shared driveway accessing block paved driveway providing ample off street parking.

REAR GARDEN

Pedestrian access to the garden to both sides of the property. The rear garden is laid mainly to lawn enjoying stunning views over open countryside. Gravelled area to the side of the property

ADDITIONAL INFORMATION:-

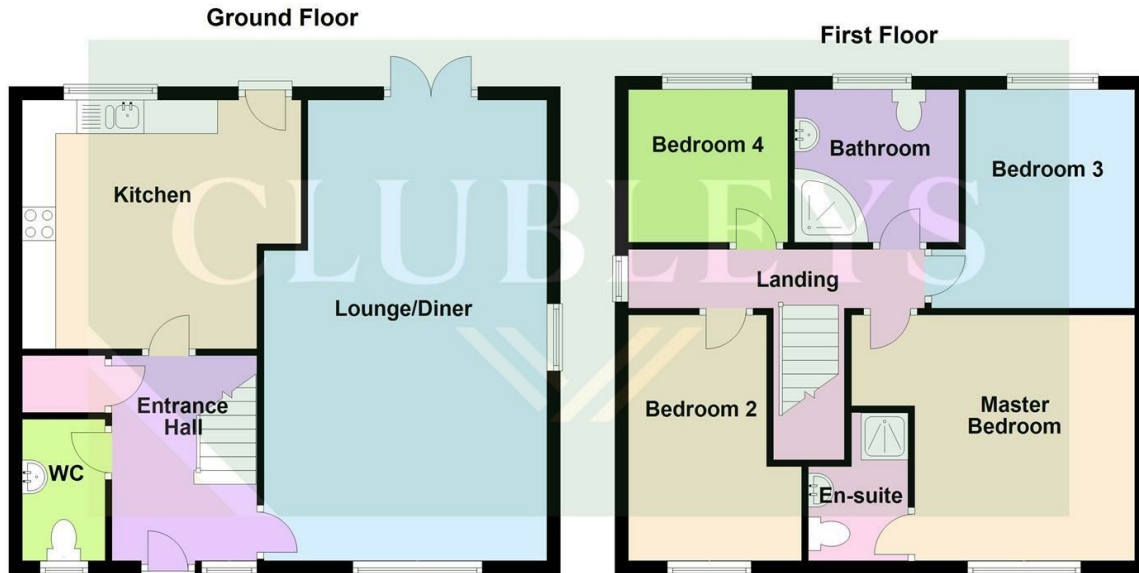
SERVICES

Mains water, electricity, gas and drainage.

APPLIANCES

None of the appliances have been tested by the agents.





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

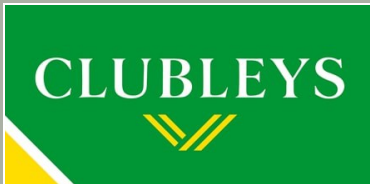
FREE VALUATIONS FOR SALE

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			80
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.