



Pathways 38, Nordham,  
Brough, North Cave, HU15 2LT  
£425,000





## ABOUT THE PROPERTY

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This detached property, located in a highly sought-after area, offers versatile accommodation across two floors. The highlight of the home is its stunning, high-spec kitchen, a recent addition by the current owners. This open-plan space seamlessly flows into a beautiful orangery, designed to maximize views of the generous rear garden and the open fields beyond.

On the ground floor, the layout includes a cosy lounge featuring a multi-fuel stove, dining room, a fourth bedroom (ideal as a home office), family bathroom, the impressive kitchen, a utility room, and the orangery. Upstairs, there are three spacious double bedrooms and shower room.

The property is set on a sizeable plot with a charming front garden and a gated driveway to the side, offering ample parking for multiple vehicles. The rear garden is predominantly lawned, with a paved patio adjacent to the house—perfect for alfresco dining while enjoying the peaceful countryside views.

Tenure - Freehold  
Council Tax - E  
EPC - D









## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALLWAY

Stepping through a double glazed front entrance door, the hallway has attractive tiled flooring, telephone point and a radiator.

### GROUND FLOOR:-

#### LIVING ROOM

5.29m x 3.36m (17'4" x 11'0")

A welcoming living room with feature multi fuel burner set on tiled hearth with wooden mantle, parquet oak herringbone style flooring and coving to the ceiling. UPVC windows to the side and front aspect.

#### KITCHEN

3.98m x 3.11m (13'0" x 10'2")

An impressive room opening out onto the orangery allowing natural light to flow throughout the room. A high end Wren fitted kitchen was installed in November 2023 with shaker style wall and floor units, complimentary Quartz work surfaces, integrated dishwasher, fridge/freezer and breakfast bar with Belfast sink. Tiled flooring, partially tiled walls, recessed ceiling spot lights and vertical radiator.

#### ORANGERY

4.73m x 3.90m (15'6" x 12'9")

With stove effect gas fire creating a focal point, recessed ceiling lights, tiled floor and TV point. French doors leading out to the garden and side entrance door.

#### UTILITY ROOM

2.95m x 1.74m (9'8" x 5'8")

Fitted cupboards, plumbing for automatic washing machine.

#### DINING ROOM

3.83m x 3.62m (12'6" x 11'10")

With French doors leading out to the rear garden, wood effect laminate flooring, coving to ceiling and a radiator.

#### BEDROOM FOUR/OFFICE

3.63m x 2.75m (11'10" x 9'0")

UPVC double glazed window to the front aspect and a radiator.

#### BATHROOM

2.07m x 1.69m (6'9" x 5'6")

UPVC double glazed window to the rear aspect, tiled

walls and tiled flooring. Three piece white suite comprising:- low level WC, wash hand basin and p shaped bath with mains fed shower and shower screen.

### FIRST FLOOR:-

#### LANDING

UPVC double glazed window to the front aspect.

#### BEDROOM ONE

4.06m x 3.64m (13'3" x 11'11")

Dual aspect master bedroom with a range of fitted wardrobes with sliding doors, recessed ceiling spot lights and a radiator.

#### BEDROOM TWO

3.55m x 2.87m (11'7" x 9'4")

UPVC window to the rear aspect, fitted shelving and access to eaves storage.

#### BEDROOM THREE

3.55m x 2.79m (11'7" x 9'1")

UPVC double glazed window to the front aspect and a radiator.

#### SHOWER ROOM

1.84m x 1.80m (6'0" x 5'10")

UPVC double glazed window to the rear aspect, tiled flooring and heated towel rail. Three piece suite comprising:- corner shower cubicle, low level WC and wash hand basin.

### OUTSIDE:-

Gated driveway providing parking for several vehicles.

#### FRONT GARDEN

Mainly laid to lawn to the front with original stone low retaining wall. Plant and shrub borders.

#### REAR GARDEN

The rear garden is laid to lawn with paved patio area directly adjacent to the house. Gated driveway providing parking for numerous vehicles. Shed with power and lighting. Stunning open views to the rear.

### ADDITIONAL INFORMATION:-

#### SERVICES

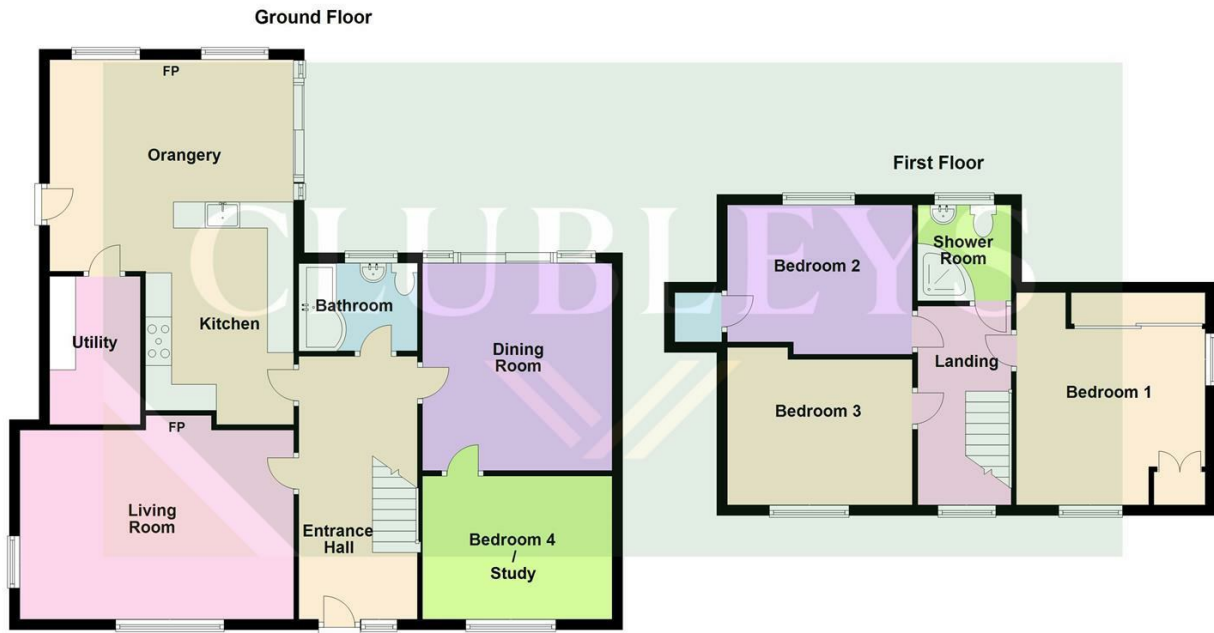
Mains gas, electricity and drainage are connected to the property.

#### APPLIANCES

No 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

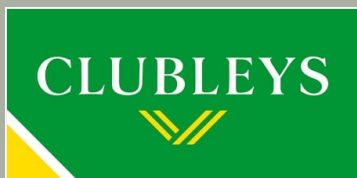
**FREE VALUATIONS FOR SALE**

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		
(81-91)	B		84
(69-80)	C	68	
(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.