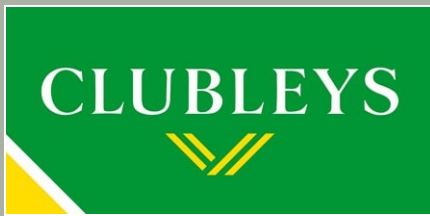




This stunning executive detached property, originally built to an impressive standard by a well-known local builder, is situated on the picturesque Church Street in a desirable village, close to local amenities and a highly regarded primary school. While already a standout home, the current owners have further enhanced and upgraded the property over the years, elevating it into a stylish and contemporary family residence. Spanning three floors, the house features an expansive open-plan kitchen, dining, and family room at the rear, offering seamless access to the double garage. The welcoming entrance hall opens to the lounge and spacious study at the front, with a practical utility room off the kitchen. On the first floor, there are four generously sized bedrooms, one with an en-suite & dressing room along with a family bathroom. The second floor reveals a luxurious master suite, complete with a dressing area and en-suite. Outside, the home continues to impress, with a thoughtfully designed walled garden offering a private, serene space perfect for outdoor entertaining. This is a truly exceptional property, combining original quality with modern upgrades, and viewing is highly recommended. \*No Chain\*

Tenure: Freehold  
 Council Tax Band: F





Tenure: Freehold  
BAND:

**ACCOMMODATION COMPRISES:**

**ENTRANCE HALLWAY**

Panelled entrance door with window over, 'Herringbone' oak style flooring, ceiling light, under stairs cupboard - door into:

**CLOAKROOM**

Contemporary white suite comprising: electronic flush w/c, wall mounted unit housing ceramic sink with brass fittings. Tiled flooring and half tiling to walls, sash window to side elevation.

**STUDY**

3.6m x 2.1m (11'9" x 6'10")

dual aspect sash windows to the front elevation, 'Herringbone' oak style flooring, decorative feature wall panelling to one wall, fitted with a range of 'midnight' blue office furniture with additional shelving., wifi router & wall mounted thermostat heating control.

**LOUNGE**

4.9m x 3.6m (16'0" x 11'9")

Dual aspect sash windows to the front elevation, cornice to ceiling, bespoke 'bathstone' feature fire surround housing log burning stove.

**KITCHEN**

4.5m x 4.1m (14'9" x 13'5")

The soul of the home; this contemporary kitchen design with apex ceiling hosting two 'velux' sky lights, dual aspect french doors leading out into the main garden area and to the double garage. Extensively fitted with a range of 'walnut' style & white gloss units with concealed lighting, contrasting white work surfaces housing cream sink unit with chrome mixer tap and instant hot water tap, tiled splash backs. Feature central island housing built in storage and drawers with breakfast bar. Integrated appliances incorporating double electric oven, induction hob, extractor hood, dishwasher & fridge/freezer, ceramic tiled flooring.

**DINING AREA/FAMILY AREA**

7.8 x 6.3 (25'7" x 20'8")

Built in cupboard housing underfloor heating controls, cctv and sound system amps. Ceramic tiled floor, bespoke ceiling light, recessed LED spot lighting, built in speaker sound system and sash window to rear aspect. Door off into:

**UTILITY ROOM**

3.6 x 1.7 (11'9" x 5'6")

With ceramic tiled flooring, a range of matching 'walnut' style units and complimentary work surfaces housing stainless steel single drainer sink unit & mixer tap, plumbing for washing machine and space for drier, extractor, wall mounted 'worcestor' boiler with controls. recessed ceiling spot lights, coat hanging space and sash window to side elevation.

**FIRST FLOOR LANDING AREA/ACCOMMODATION**

with storage cupboards, ceiling lights, window to front aspect with radiator under.

**BEDROOM TWO**

3.56 x 3.33 (11'8" x 10'11")

Double bedroom with two sash windows to front aspect and radiator under. Leading into:

**DRESSING AREA**

2.11 x 1.50 (6'11" x 4'11")

Leading into:

**EN-SUITE SHOWER ROOM**

2.51 x 1.65 (8'2" x 5'4")

Modern white suite featuring 'walk-in' shower cubicle with gravity fed shower and waterfall showerhead, sliding shower screen, low flush w/c, unit housing ceramic vanity wash hand basin & chrome mixer tap, window to side aspect with fitted shutters. Recessed ceiling spot lights, extractor fan and chrome ladder radiator/towel warmer.

**BEDROOM THREE**

3.56 x 3.51 (11'8" x 11'6")

Double bedroom with a range of half mirrored sliding wardrobes to one wall, dual aspect sash windows to front aspect with radiators under.

**BEDROOM FOUR**

3.91 x 3.56 (12'9" x 11'8")

With ceiling light, sash window to rear aspect and radiator under.

**BEDROOM FIVE**

2.51 x 2.39 (8'2" x 7'10")

Ceiling light, sash window to rear aspect and radiator under.

**FAMILY BATHROOM**

2.51 x 2.21 (8'2" x 7'3")

Modern three piece white suite. L-shaped bath with plumbed shower over & shower screen. Pedestal wash hand basin with chrome mixer tap, low flush w/c, tiled to surrounds. Chrome ladder radiator/towel warmer, extractor fan, skylight with velux style window and 'walnut' style flooring,

**SECOND FLOOR LANDING AREA/ACCOMMODATION**

Ceiling light and raditor.

**MAIN MASTER BEDROOM**

4.1 x 3.5 (13'5" x 11'5" )

Sash window to rear aspect with fitted shutters, ceiling light and radiator.

**DRESSING ROOM**

3.73 x 1.98 (12'2" x 6'5")

Spacious area with radiator, dark oak style flooring, ceiling spotlights - open plan to the

**EN-SUITE SHOWER ROOM**

3.73 x 1.98 (12'2" x 6'5")

Stunning room, bespoke in design with smoky bronze marble effect tiled walls, walk-in curved shower enclosure with waterfall shower head & hand held shower fitment, recessed shelving and glass shower screen. Contemporary 'black' wall mounted unit housing ceramic sink with concealed tap, low flush w/c, extractor fan, bespoke chrome radiator/towel warmer, recessed ceiling spot lights and sash window with fitted shutters.

**GARAGE - OUTSIDE**

6.17 x 6.17 (20'2" x 20'2")

Located to the rear of the property and accessible via a driveway off 'Main Street;. Electrically operated up and over double door, light and power supply, partly boarded roof space, electric car charging port, block paved area providing additional parking.

The main garden can be accessed via timber gates to the front and to the rear, privacy is provided by the original brick wall structure to the rear with additional fencing. A raised area with inset lighting overlooks a lawned area, dusk till dawn outside lighting, power points and water.

There is a separate gravelled area that leads into a quaint 'secret garden' with an array of shrubs, trees, and flower borders. Side access to bin storage.

**ADDITIONAL INFORMATION**

**SERVICES**

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

**APPLIANCES**

None of the appliances have been tested by the agent.







**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

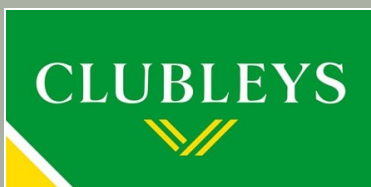
**FREE VALUATIONS FOR SALE**

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.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
brough@clubleys.com  
www.clubleys.com

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 80                      | 87        |
| (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 |           |

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.