# 19, Honeysuckle Close, Brough, HU15 1TQ

## £450,000

**Viewing a Must!**

Stunning Detached Family Home positioned in a corner plot position with no forward chain. Unique in it's interior layout and design. Originally built by David Wilson Homes incorporating a stunning central Atrium with galleried landing.
The property is vast, having a generous dining kitchen with utility room that extends to the rear of the property with doors out to the garden and patio area.

The central Atrium is the real wow factor here having the galleried mezzanine landing with an intimate seating area below. The front entrance hall provides access to the cloakroom, study and lounge. The lounge is another beautiful light and airy room with a central feature fireplace. Upstairs there are five bedrooms, two with ensuite shower rooms and modern family bathroom with separate shower.

Outside the rear garden has been landscaped and laid to artificial lawn, there is an array of plants, shrubs and trees which provide the garden with considerable privacy. A block paved forecourt provides multiple parking and access to the garage.

Tenure - Freehold
Council Tax Band - G
Epc - C

Tenure: Freehold
East riding of Yorkshire
BAND: G

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
An oak framed storm porch leads to the bespoke oak front entrance door giving access to the spacious hallway with stairs off to the first floor understairs storage cupboard and Kardean Flooring.

CLOAKROOM
Suite comprising of low level Wc and pedestal wash hand basin.

STUDY
3.48m x 2.51m (11'5" x 8'2")
Window overlooking the front elevation and radiator.

LIVING ROOM
4.27m x 3.91m (14'0" x 12'9")
A light and airy room with two windows to the front elevation and feature fireplace housing living flame fire. Bi fold doors open up through and between the lounge and dining area.

CENTRAL ATRIUM/DINING/RECEPTION ROOM
5.61m x 2.97m (18'4" x 9'8")
A beautiful open space with the double ceiling height which features a stunning glazed gable with central doors leading out to a side courtyard garden space. The mezzanine style galleried landing lies above with a feature glass balustrade. Double doors off give access to the kitchen/diner.

FITTED KITCHEN
7.14m x 4.19m (23'5" x 13'8")
To the rear elevation this fantastic open plan space features a fully equipped kitchen area with an excellent range of high gloss units with Corian work surfaces incorporating a one and a half bowl sink drainer sink unit with mixer tap, integrated appliances including twin Neff ovens, induction hob with extractor hood over, Miele dishwasher, Bosch larder fridge and AEG freezer. Opening into the utility area. Double doors lead out onto the rear garden.

DINING AREA
Space for a range of furniture to include a dining table and chairs. Could create a unique family space.

UTILITY
Contrasting high gloss units, sink unit, integrated Neff microwave and space for washing machine and tumble dryer.

FIRST FLOOR

GALLERIED MEZZANINE LANDING
Overlooking the Atrium/dining/reception room with glass balustrade. Recessed cupboard housing hot water cylinder.

MASTER BEDROOM
6.25m x 3.68m (20'6" x 12'0")
Excellent dual aspect room accessed through an entrance corridor fitted with a range of wardrobes.

EN SUITE BATHROOM
Suite comprising of panelled bath with shower over, low level Wc and pedestal wash hand basin. Tiling to the walls and floor. heated towel rail.

BEDROOM TWO
3.99m x 2.84m (13'1" x 9'3")
Good sized spacious room with a range of fitted wardrobes.

EN SUITE SHOWER ROOM
Suite comprising of low level Wc, pedestal wash hand basin and large shower enclosure.

BEDROOM THREE
4.27m x 2.95m (14'0" x 9'8")
Double room with fitted wardrobe. Window overlooking the rear aspect.

BEDROOM FOUR
3.53m x 3.10m (11'6" x 10'2")
Good sized room with fitted wardrobe. Window to the rear aspect.

BEDROOM FIVE
3.10m x 2.77m (10'2" x 9'1")
Good sized room with fitted wardrobe. Window to the front aspect.

FAMILY BATHROOM
Suite comprising of panelled bath, separate shower cubicle, pedestal wash hand basin and low level Wc. Heated towel rail.

OUTSIDE
An extensive block paved forecourt with mature attractive shrub borders provides parking for multiple vehicles and access to the double garage. The rear garden has been landscaped for ease of maintenance with incorporating, paved patios, attractive pergola, artificial lawn and raised borders. To the side of the property an enclosed paved courtyard area.

TANDEM GARAGE
6.40m x 3.73 approx (20'11" x 12'2" approx)
With automated up and over entry door. personnel door leads to the courtyard.

OUTBUILDING
9.86m x 3.89m approx (32'4" x 12'9" approx)
Brick built outbuilding with pitched tiled roof currently used for storage which could be converted to further enhance the unique size and space of the accommodation already on offer. Entertaining space, gym office etc.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

*Referral Fees
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.

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

APPLIANCES
No appliances have been tested by the agents.

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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.

CLUBLEYS

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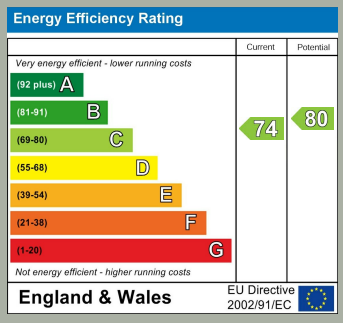


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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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