



Larch Tree Cottage, 12A, Wesley Close,
South Cave, HU15 2EJ
£449,950



NO ONWARD CHAIN!

This impressive four-bedroom detached home offers modern versatile living within a prime location near the 'South Cave' village centre. Thoughtfully designed in terms of space and layout the accommodation includes a bright welcoming entrance hall, a stylish larger than your average dining kitchen, a generous lounge.

You'll be surprised by the ground-floor space benefitting from under floor heating, having a large bedroom with en-suite shower room perfect in terms of 'multi generational living' as a guest room, teenagers games/social space or a retreat for visiting relatives.

Upstairs, three well-proportioned bright, light and airy bedrooms and a family bathroom providing ample space for growing families.

Outside the mature private rear garden is a beautiful serene space, whilst to the front there is an ample sized private driveway, and detached brick garage which has been configured for practicality and space with room to house a vehicle along with a separate utility area.

This property is a delight and a must see to appreciate the standard and size of accommodation on offer!

EPC: B



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Bright, light and airy entrance hall accessed by a half glazed panelled entrance door with glazed side screen, additional glazed screen to front elevation, recessed spot lights, light oak style flooring. Understairs storage cupboard.

DOWNSTAIRS CLOAKROOM

1.45 x 1.43 (4'9" x 4'8")

Modern white suite comprising: low flush w/c, corner vanity wash hand basin with chrome fittings, tiled splash-backs, oak effect laminate flooring, recessed ceiling spot lights and radiator.

BEDROOM THREE/LIVING SPACE

4.52m x 4.37m (14'9" x 14'4")

Versatile space for multi generational living, can be configured to work in numerous ways to provide a welcome retreat for visiting relatives, games room for teenagers, office/work space for the busy professional - with square bay window to front elevation, radiator, pendant lights, glazed window to side elevation, door off into adjoining en-suite:

EN-SUITE

2.96 x 1.43 (9'8" x 4'8")

Modern white suite comprising: low flush w/c, vanity wash hand basin with chrome fittings, window to side elevation, wall mounted mirrored cabinet, recessed ceiling spotlights, chrome ladder radiator, built in shower cubicle with electric shower and glazed screen, tiled to surrounds, extractor and vinyl flooring.

LOUNGE

6.04m x 3.34m (19'9" x 10'11")

With feature fire surround, brick inset housing 'electric log effect stove' standing on a stone hearth. glazed windows to either side of the chimney breast recess, two ceiling lights, two radiators - French doors lead off into the private, mature rear garden.

KITCHEN/DINER

10.23 x 3.15 (33'6" x 10'4")

Fitted with a range of cream base, floor and wall units, complimentary butcher block style work surfaces, tiled splash backs, integrated dishwasher, space for double American style fridge/freezer and a range cooker with 'rangemaster' feature cooker hood over. Elevated sky light and recessed ceiling spot lights. Windows overlooking the rear aspect, and loft hatch. Open plan through to spacious dining area with centre ceiling 'drop' lights, windows to side aspect, tiled flooring throughout. Door off to side elevation.

FIRST FLOOR

LANDING

With two elevated sky lights, wall lights, storage cupboard, recess ceiling spot lights, loft hatch and radiator.

MASTER BEDROOM

4.71 x 3.96 (15'5" x 12'11")

French doors leading out onto 'juliette balcony' with views over the rear aspect, range of fitted 'cottage style' oak wardrobes providing ample storage, recessed ceiling spot lights, two radiators and eaves storage. Elevated sky light.

BEDROOM TWO

5.18 x 3.14 (16'11" x 10'3")

Elevated sky light, recessed ceiling spot lights, eaves storage, window overlooking front aspect and radiator.

BEDROOM FOUR

3.95 x 2.43 (12'11" x 7'11")

Window to the front elevation, with radiator under, eaves storage and loft hatch.

BATHROOM SUITE

2.74 x 1.99 (8'11" x 6'6")

Modern three piece suite with chrome fittings, half tiled, comprising: panelled bath with hand held shower over, shower cubicle with thermostatic shower and glazed screen, low flush w/c, vanity wash hand basin with storage. chrome ladder radiator. Elevated sky lights, recessed ceiling spot lights.

OUTSIDE - FRONT ELEVATION

To front the property boasts a mature setting with an array of beautiful trees, shrubs, privet boundary heading and timber boundary fencing - gravelled space for ease of maintenance which provides ample space for multiple vehicles.

EXTERNAL - GARAGE & UTILITY ROOM

Private driveway leads to the detached brick garage with space for vehicle housing - Part of the garage space has been configured into a useful room currently used as a UTILITY with space for washing machine and tumble drier, work surfaces and shelving for practicality, power and light.

OUTSIDE - REAR

The rear is a beautiful serene space with an array of mature trees, shrubs, planters, patio area adjacent to the property with sheds & summerhouse, outside tap and gate providing side access.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been checked by the selling agents.

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Estate Agents | Lettings Agents | Chartered Surveyors



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

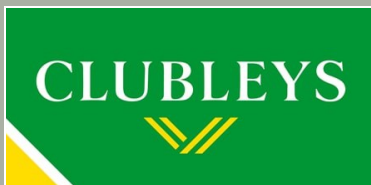
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(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

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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.