



screetons



Sparrowcroft Lane Blacktoft DN14 7YN

£435,000

FREEHOLD

West View is an extremely well presented, modern, detached home, which was built approximately 20 years ago and has undergone a series of updates and improvements over the last few years by the current owners. Located in the peaceful village of Blacktoft offering delightful rural views to the front and rear. The property offers quality, family accommodation with ample outdoor space, internally there are 3 reception rooms together with a conservatory, spacious kitchen and an extremely useful utility area plus a downstairs w.c. to the first floor there are four good sized bedrooms one with en-suite facilities and a house bathroom. Externally the property stands in a spacious plot with ample off street parking to the front, side and rear and a delightful, landscaped rear garden with a detached garage. A viewing is essential to fully appreciate the property on offer.

EPC: D



- Modern, detached family home
- Extremely well presented
- Quiet, rural position
- Spacious living accommodation
- Three reception rooms and a conservatory
- Four bedrooms one with en-suite
- Good sized parking area to the front, side and rear

Location

The property is located in Blacktoft, which is a small rural village, which lies approximately four miles from the village of Gilberdyke and eight miles from the historic market town of Howden. Access to the M62 motorway network can be gained at either J37 in Howden or J38 at Newport, offering excellent commuter links. Blacktoft is a perfect location for those seeking a quiet rural position, with beautiful surrounding scenery and plenty of country walks, yet is still within easy distance of local shops and many amenities.

Schools can be found at Gilberdyke, Eastington, Newport and Howden with a council operated school bus running from the village to Howden. In addition there is South Hunsley School and sixth form, and there is a local bus that picks up in Newport and Gilberdyke.

Description

The property has the benefit of oil fired under floor central heating, UPVC double glazing and an intruder alarm and offers accommodation comprising;

Entrance porch

Composite entrance door.

Entrance Hall

Timber effect flooring, stairway leading to the first floor and a useful storage cupboard.

Office

Timber effect flooring. Inset ceiling lights.

Cloakroom

White suite comprising a pedestal wash hand basin and a low flush w.c. Extractor fan.



Lounge

Timber fire surround with decorative cast inset and marble hearth. Double doors leading into the dining room.

Dining Room

Timber effect flooring. Double doors leading into the conservatory.

Conservatory

Spacious conservatory constructed of UPVC overlooking the rear garden. Tiled floor. Double doors leading outside.

Kitchen/Breakfast Room

A comprehensive range of fitted base and wall units, having laminated worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer sink together with an integrated fridge, freezer and dishwasher. Stainless steel extractor hood. Breakfast bar. Inset ceiling lights.

Utility Room

Useful utility room with laminate worktop and space for a washing machine and tumble dryer. Wall mounted oil fired boiler. Extractor fan. Side access door.

Landing

Airing cupboard. Loft access with fitted ladder, the loft is partially boarded and has the benefit of loft insulation.

Master Bedroom

To the front of the property enjoying views across open fields. Timber effect flooring.

En-Suite

White suite comprising a double shower cubicle with mains shower with waterfall head and separate attachment, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Extractor fan and inset ceiling lights.



- Deatched garage to the rear
- Attractive, landscaped rear gardens with various seating areas
- Delightful views to both front and rear across open fields and countryside

Bedroom Two

To the rear elevation enjoying views across open countryside.

Bedroom Three

To the rear elevation enjoying views across open countryside.

Bathroom

White suite comprising a panelled bath with mains shower over with waterfall head and separate hand held attachment, twin vanity wash hand basins with storage cupboards above and below and fitted mirrors. Low flush w.c. Fully tiled walls. Chrome heated towel rail. Inset ceiling lights and an extractor fan.

Bedroom Four

To the front of the property enjoying views across open fields.

Garage

Located to the rear. The garage offers excellent storage space and has the benefit of a metal up and over access door and power and lighting.

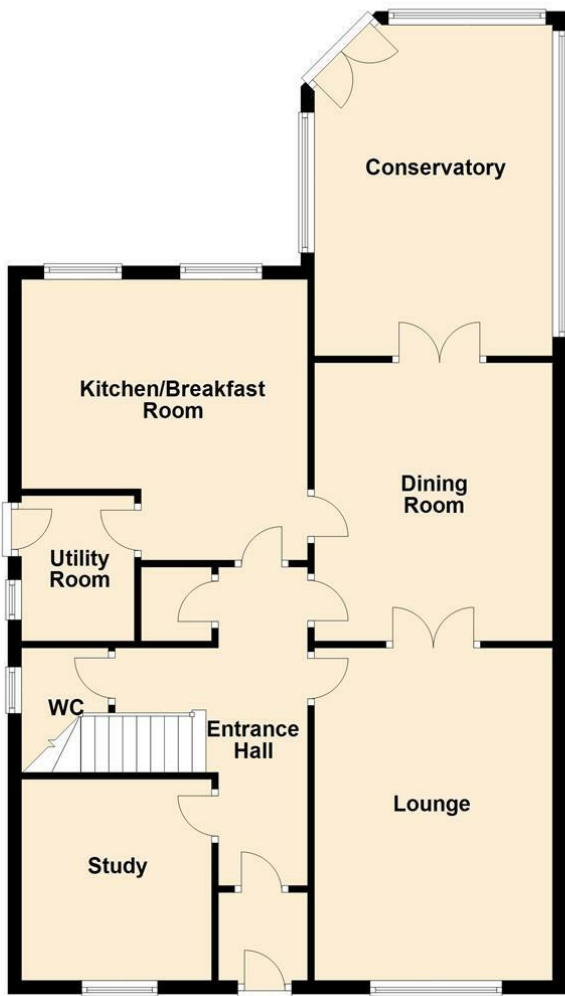
Gardens

To the front of the property there is a good sized, gravelled driveway and parking area providing ample off street parking. A timber 5 bar gate gives access down the side of the property and leads round to the rear and further parking.

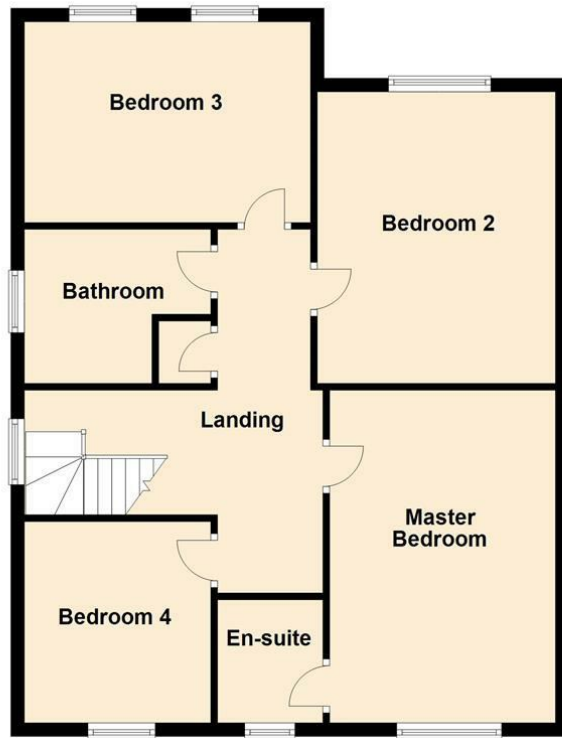
To the rear of the property there is an extremely attractive, landscaped garden, which incorporates further gravelled areas, a spacious Indian Stone patio area and a raised decked seating area at the bottom of the garden, which takes full advantage of the beautiful open views towards the Wolds.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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