



## Corner Cottage Old Trough Lane, Brough, Hive, HU15 2XR £425,000

EPC:

We are pleased to welcome to the market this 4 bedroom detached property located in the quiet hamlet of Hive. The house itself boasts a light spacious downstairs with an open plan living/dining room, large farmhouse style kitchen, study, conservatory, utility room and a handy downstairs shower room. The upstairs of the property features a large master bedroom with spacious ensuite, 3 other nicely sized bedrooms and family bathroom. It is worth noting the large windows in every room of the property that allow maximum light in and really brighten up the property.

Outside is a front garden mainly laid to lawn and looks out over acres of fields. The back garden has a lawned area and paved patio seating area in front of the conservatory. A driveway allows 3 cars to be parked in front of the garage. A viewing is highly recommended to fully appreciate the property and its surroundings as a whole.

- Detached Property
- Spacious Characterful Kitchen
- Open Plan Living/Dining Room
- Utility and Downstairs Shower Room
- Large Master Bedroom with Ensuite
- Three further good Sized Bedrooms
- Garage and store/Office
- Oil Central Heating
- Located in the peaceful hamlet of Hive
- Stunning Field Views

#### Entrance Hall

11'5" x 7'10"

Cream ceramic tiled flooring. Stairway to the first floor. One central heating radiator.

#### Study

11'5" x 11'9"

One central heating radiator.

#### Kitchen

18'3" x 20'2"

A range of dark oak base and wall units with a cream laminate worktop and cream tiled work surrounds. Double bowl, single drainer stainless steel sink with chrome taps. Built in Indesit oven with a four ring electric hob and a concealed extractor fan over. Cream ceramic tiled flooring. A dark oak beam spans the width of the kitchen creating a characterful farmhouse style kitchen. One central heating radiator.

#### Utility Room

7'9" x 6'6"

Cream ceramic tiled flooring. Plumbing for a washing machine. Worcester boiler. Rear door access. Storage cupboard.

#### Downstairs Shower Room

5'2" x 7'9"

White suite comprising a shower cubicle with an electric shower, wash hand basin and a low flush w/c. One central heating radiator.

#### Living/Dining Room

30'2" x 11'6"

Timber fire surround with marble effect inset and hearth housing a coal effect gas fire. Cream ceramic tiled flooring. Double sliding doors leading into the conservatory. One central heating radiator.

#### Conservatory

8'7" x 17'7"

Constructed of UPVC frame, over a dwarf brick wall with sealed double glazed units. Double doors leading out into the garden and sliding doors give access to both Kitchen and Living/Dining Room separately.

#### Landing

7'10" x 22'9"

Access to the loft. One central heating radiator.

#### Bedroom One

11'7" x 18'1"

To the front and side elevation. Built in wardrobes. One central heating radiator.

#### Ensuite

11'8" x 11'5"

A very spacious en-suite an with aubergine suite comprising a large corner bath with gold coloured taps, vanity wash hand basin, low flush w/c and a bidet. Useful built in storage cupboards. Walls are tiled to half height. One central heating radiator.

#### Bedroom Two

11'9" x 10'3"

To the front elevation. One central heating radiator.

#### Bedroom Three

11'9" x 9'10"

To the side elevation. One central heating radiator.

#### Bedroom Four

11'9" x 10'3"

To the rear elevation. Built in wardrobes. One central heating radiator.

#### Family Bathroom

7'9" x 7'

A white suite comprising a panelled bath with mains shower over, pedestal wash hand basin and low flush w/c. Walls are tiled to half height around majority of the room and tiled to full height around the bath and shower area. Black tiled effect laminate flooring. One central heating radiator.

#### Office

16'4" x 6'8"

Ceramic tiled flooring. Walls are a mixture of brick and plastered.

#### Garage

18'4" x 23'2"

Constructed of brick with metal up and over access door and side personnel door.

#### Outside

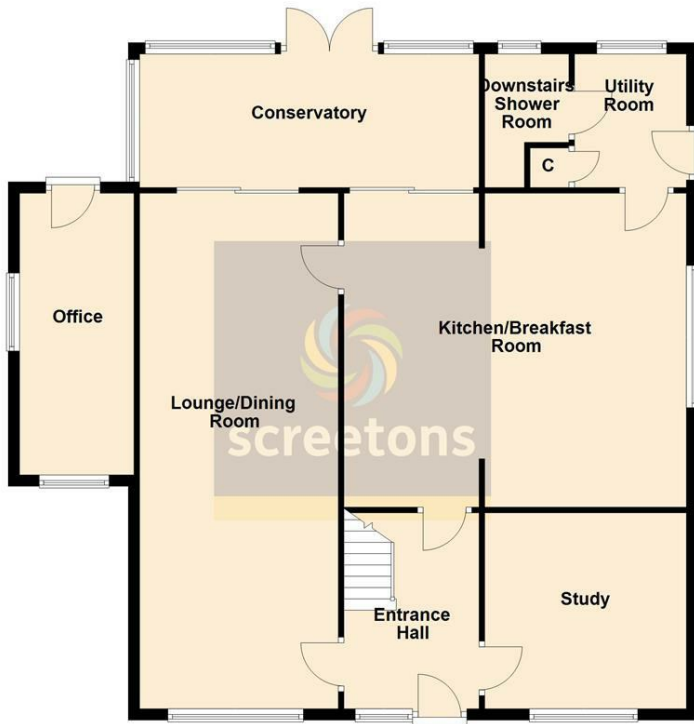
The front garden is mostly laid to lawn with a picket fence bordering the front of the property. To the rear of the property the garden is mostly laid to lawn with a dwarf brick wall around the edges of the lawn. There is a paved patio seating area with a feature pond next to it. The driveway is gravelled and provides space for 3 cars.

The property has oil central heating which is located at the bottom of the garden next to the garage.

#### FURTHER INFORMATION

Please note the removal of foul drainage is via a septic tank which is located in the grounds.

Ground Floor



First Floor

