



Castle Keep , Hibaldstow



4



2



3

£385,000



Key Features

- INDIVIDUALLY DESIGNED
- VAULTED LOUNGE
- STUNNING KITCHEN
- 2 BATHROOMS
- 2 FURTHER RECEPTIONS
- 4 CAR RECEPTION PARKING
- EPC RATING C
- COUNCIL TAX BAND D





Situated in an established residential area this distinctive, individually designed family home offers comfortable and versatile 4 bedroom accommodation of evident quality. Combining traditional cottage character with modern style the home is ideal for relaxed socialising and includes a dining room opening to a 20' triple aspect lounge with vaulted ceiling, further sitting room and stylish modern kitchen with appliances. The master bedroom includes an en suite bathroom and a family bathroom with separate shower serves the remaining bedrooms. Inevitable guests are catered for by both the reception parking and single garage.

ENTRANCE

A composite door opens to the L shaped Hall with radiator, coving, Carndene flooring, cloaks cupboard and return stair to the first floor with cupboard under.

CLOAK ROOM

Appointed with a suite in white to include a close coupled wc, wall mounted wash hand basin, radiator, Carndene flooring and extractor fan.

BOOT ROOM UTILITY 2.30m x 1.99m (7'6" x 6'6")

A practical space with a range of dove grey fronted high and low storage units, Pvcu window, shelved double larder store, radiator and Carndene flooring.

SITTING ROOM 4.57m x 3.62m (15'0" x 11'11")

(Currently used as an Office.) Ideal for gentle relaxation with views to the rear garden, radiator, coving and carved fire surround with decoratively tiled slips and open grate.

KITCHEN 4.66m x 3.88m (15'4" x 12'8")

(MAX MEASURES) An excellent dual aspect, informal social space appointed with an excellent range of dove grey fronted units with sparkle quartz style tops and under counter lighting designed by Roseson of Beverley and including a ceramic sink unit, a range of integrated appliances to include a dishwasher,

larder fridge and freezer, twin Neff ovens, integrated hob with extractor over, a further range of pelmeted and under lit units at eye level, kick space heater and vertical radiator and spot lighting.

DINING ROOM 3.00m x 3.01m (9'10" x 9'11")

With radiator, telephone point and coving. The room forms part of a stylish social space and a square arch connects to

GARDEN LOUNGE 3.82m x 6.27m (12'6" x 20'7")

(MAX MEASURES). A superbly lit room featuring a high vaulted ceiling with 5 skylights and Pvcu double glazed windows to 3 aspects together with matching French doors opening to the enclosed rear gardens and the modern cast iron stove guarantees that winter evenings are just as cosy.

LANDING

Centrally placed with turned spindle gallery rail with radiator and Pvcu double glazed window

BEDROOM 1 3.63m x 5.61m (11'11" x 18'5")

A comfortable retreat with Pvcu double glazed dormer window and fitted with an extensive range wardrobes with matching drawer units and bedside cabinets together with a walk-in Linen Store.

EN SUITE 1.65m x 3.13m (5'5" x 10'4")

A fully tiled, stylish indulgence with under floor heating and appointed with a suite to include a panelled bath with side fillers and electric shower over, beech effect vanity unit with inset wash hand basin with waterfall tap, wc with concealed cistern, chrome radiator and dormer window to the front.

BEDROOM 2 3.36m x 3.02m (11'0" x 9'11")

A rear facing double room with Pvcu double glazed window, radiator and access to the roof space.

BEDROOM 3 3.94m x 2.70m (12'11" x 8'11")

A forward facing room with Pvcu double glazed window, part sloping ceiling and radiator.

BEDROOM 4 3.97m x 2.45m (13'0" x 8'0")

A further forward facing room with Pvcu double glazed windows to 2 aspects, part sloping ceiling and radiator.







BATHROOM

A fully tiled room with under floor heating and appointed with a suite in white to include a vanity unit with oval wash hand basin, close coupled wc, bath with side mixer tap, tiled and glazed quadrant shower enclosure with both rainwater head and hand held attachment, chrome radiator, extractor fan, spot lights and pvcu double glazed window.

OUTSIDE

The property occupies a slightly elevated position and is fronted by a low wall with shrub border beyond. Abroad block reception area allows parking for 4 cars and leads to the integral single garage. A gated side walkway leads to the enclosed rear where a neat lawn is fringed with raised, well established shrub and perennial borders. A further flagged terrace caters for al fresco dining.

TENURE

We have been informed by the Vendors that the property is Freehold. Please confirm this via your Legal Representatives prior to commitment to purchase.

COUNCIL TAX

We understand that the latest Council Tax banding indicates that the property is a BAND D. We advise prospective purchasers to confirm this banding via the relevant local authority prior to legal completion.

FLOOR PLANS

The floor plans included are for identification purposes only and, as representations, are not to scale. The prospective purchaser should confirm the the property suitability prior to offer.

ANTI MONEY LAUNDERING AND REFERRALS

Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle



your purchase we can refer you on to our in house solicitors. We may receive a fee of upto £200 if you use their services.





