



Hurds Farm, Worlaby



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£399,500



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Key Features

- NO UPWARD CHAIN
- FLEXIBLE ACCOMMODATION
- ENCLOSED GARDENS
- DOUBLE GARAGE
- HOME OFFICE
- SOUGHT AFTER VILLAGE
- EPC RATING C
- FREEHOLD





A distinctive and well proportioned modern detached family home offering 4 bedroom accommodation within generous, primarily lawned gardens.

Situated in a sought after Woldside village location the home caters for most modern requirements with the 18'8 Lounge being supplemented by a separate bay fronted Snug and double glazed Conservatory and the home worker accommodated in a bespoke Home Office. The first floor includes 4 good sized bedrooms - 3 with fitted furniture - together with a family bathroom and an en suite shower to the main room. Those inevitable guests are well provided for by the reception parking and the detached DOUBLE GARAGE. A striking detached family home offered with NO UPWARD CHAIN.

RECEPTION HALL

A Pvcu double glazed door with matching side screens opens to a broad, welcoming Hall with oak effect laminated flooring, radiator, coving and spindle balustrade return staircase to the first floor.

CLOAK ROOM

Appointed with a suite in white to include close coupled wc, corner wash hand basin, laminated flooring and tiling to half height.

LOUNGE 5.71m x 3.63m (18'8" x 11'11")

A room of contemporary elegance centred on the oak styled fire surround with granite effect back and hearth and inset pebble effect fire, The room also includes a radiator, tv aerial point, coving, Pvcu double glazed window overlooking the front gardens and Pvcu double glazed French door and screens to

CONSERVATORY 5.69m x 3.77m (18'8" x 12'5")

(Being P shaped in plan.) Enjoying views across the generous enclosed gardens and constructed of Pvcu double glazed panels over brick plinths beneath hip and pitched translucent

roofs with lamianted flooring, radiator and door to the rear decked terrace and Kitchen. (MAX MEASUREMENT)

KITCHEN 4.53m x 3.43m (14'11" x 11'4")

Ideal for relaxed soicalisng and appointed with a range of medium oak effect units with contrasting granite style tops to include inset 1 1/2 bowl sink unit with mixer tap and cupboards under, integrated dishwasher, refrigerator and freezer, 3 further base units, separate dresser unit , an additional 4 units at eye level (one of which houses the gas fired central heating boiler), inset 4 burner stainless steel gas hob with chimney style extractor over and oven under, radiator, tv aerial point, tiled splash areas and Pvcu double glazed windows to the side and rear aspects.

UTILITY STORE 1.66m x 1.35m (5'5" x 4'5")

With additional worktop, larder store, space and plumbing for an automatic washing machine, tiled splash areas, high level cupboard, laminated flooring and radiator.

SNUG 3.49m x 3.28m (11'6" x 10'10")

A more intimate retreat with Pvcu double glazed walk-in splay bay window to the front aspect, laminated flooring, radiator, coving and tv aerial point.

HOME3 OFFICE 2.6m x 2.34m (8'6" x 7'8")

A bespoke work space appointed with a range of oak furniture to include desk, full height cupboards, high and low level storage units, telephone point, laminated flooring, coving and Pvcu double glazed window overlooking the Conservatory.

LANDING

A beautifully lit, central Landing with spindle balustrade rail, radiator, access to the roof space, fitted airing cupboard and pvcu double glazed window to the front aspect.

BEDROOM 1 4.15m x 3.61m (13'7" x 11'10")

A sophisticated forward facing room with Pvcu double glazed window and a range of fitted furniture to include 3 double wardrobes with drawers to one wall and an additional double wardrobe, radiator and tv arial point.





EN SUITE 3.6m x 1.49m (11'10" x 4'11")

Appointed with a suite in white to include pedestal wash hand basin with mixer tap, close couple wc, slate effect tiled floor, electric shaver point, tiling to half height, radiator, extractor fan, Pvcu double glazed window and full width tiled and glazed shower enclosure.

BEDROOM 2 3.49m x 3.22m (11'6" x 10'7")

A further, forward facing double room with Pvcu double glazed window, radiator, tv aerial point and fitted triple wardrobe.

BEDROOM 3 3.86m x 3.2m (12'8" x 10'6")

Enjoying views across the rear garden this double bedroom includes a Pvcu double glazed window, radiator, and 2 single and 1 double wardrobes.

BEDROOM 4 2.91m x 2.42m (9'6" x 7'11")

With pvcu double glazed window to the rear aspect and radiator.

BATHROOM 2.53m x 2.25m (8'4" x 7'5")

Appointed with a suite in white to include panelled bath with mixer shower attachment, pedestal wash hand basin with mixer tap, close couple wc, radiator, electric shaver point, slate effect tiled floor, tiled to full height in the shower area and half height on the remaining walls, extractor fan and Pvcu double glazed window.

OUTSIDE

The property is fronted by a neat, enclosed lawned garden with inset shrubs. The rear gardens are linked to the home by a broad timber deck which overlooks a surprisingly large lawned area ideal for family games and relaxed entertaining. The detached brick built DOUBLE GARAGE with twin up and over doors and electric light and power is fronted by a 2 car reception drive.

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 E . 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.

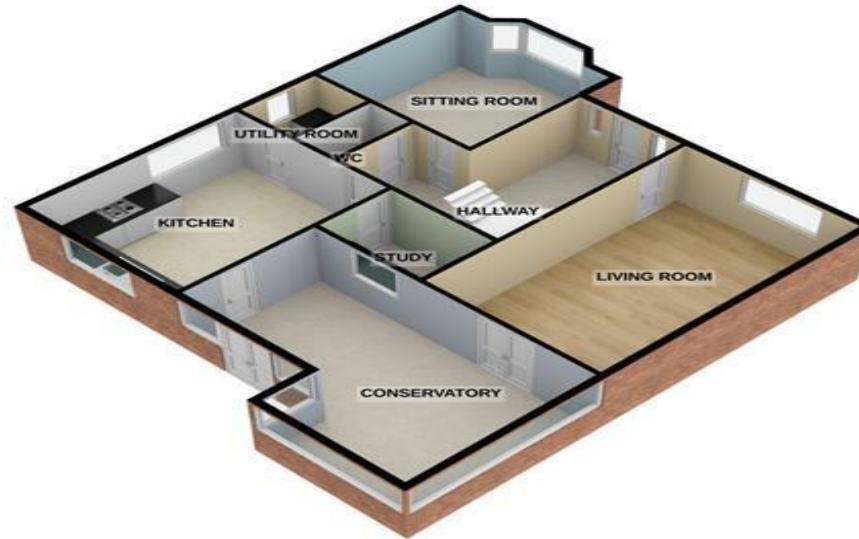
ANTI MONEY LAUNDERING AND REFERRALS

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.





GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1581 sq.ft. (146.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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