



Chatsworth Drive, Elloughton, HU15 1LS
£335,000


**Philip
Bannister**
Estate & Letting Agents

Chatsworth Drive, Elloughton, HU15 1LS

Key Features

- Modern Detached Family Home
- 4 Excellent Bedrooms
- Stunning Full Width Family Living Kitchen
- Office/Study
- Generous Living Room
- En-Suite To Master Bedroom
- Ground Floor WC
- Separate Utility Room
- Driveway & Garage
- ER-B

MODERN FAMILY HOME - STUNNING FULL WIDTH FAMILY LIVING KITCHEN - 4 EXCELLENT BEDROOMS - DRIVEWAY & GARAGE - A modern 4 bedroom family home which is located in a desirable position within this sought after development. The property benefits from a number of upgrades which include tiled flooring in the hallway, kitchen and bathrooms. A welcoming entrance hall allows access to the property and features a downstairs cloakroom/wc off, a spacious living room and a second reception room which is ideal for an home office/study. At the rear of the property there is a stunning full width family living kitchen with French doors opening to the garden and there is a separate utility room off. At first floor level there are 4 excellent sized bedrooms with the master benefitting from en-suite facilities in addition to the family bathroom. Outside there is a driveway which allows parking for off street parking and leads to a detached garage. The rear garden is mainly laid to lawn.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	





ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access from the front of the property, a staircase leads to the first floor with a Cloakroom/WC beneath. A tiled floor runs throughout and there is internal access to the rooms at ground floor level

CLOAKROOM/WC

Fitted with a two piece Roca suite comprising pedestal wash basin and WC with concealed tiled cistern with wall flush. There are half tiled walls and a continuation of the tiled floor

LIVING ROOM

17'3" x 11'3" (5.26m x 3.43m)

Located at the front of the property, this welcoming reception room features a window to the front elevation

OFFICE/STUDY

9'3" x 7'0" (2.82m x 2.13m)

A useful second reception room offering excellent flexibility, with a window to the front elevation

FAMILY LIVING KITCHEN

25'10" x 11'0" (7.87m x 3.35m)

A large open plan family living kitchen which spans the full width of the property and offers a fabulous modern family space which includes a comprehensive range of white fronted wall and base units mounted with contrasting work surfaces and includes a breakfast bar. There are feature splashbacks and a 1 ½ bowl stainless steel sink unit

with mixer tap is positioned beneath the window. The integral Zanussi appliances include a fridge freezer, dishwasher, double oven, 4 ring gas hob and extractor hood. There is ample space for living and dining suites, a continuation of the tiled floor throughout and French doors opening to the rear garden

UTILITY ROOM

6'11" x 5'2" (2.11m x 1.57m)

Fitted with a range of wall and base matching those of the kitchen, space and plumbing for automatic washing machine and a door allows access from the side of the property

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large airing cupboard housing water tank

BEDROOM 1

12'5" x 11'3" (3.78m x 3.43m)

This Master Bedroom is of excellent proportions with a window to the front elevation and En-Suite facilities off

EN-SUITE

Fitted with a three piece Roca suite comprising WC with concealed cistern, 'floating' wash basin with a tiled splashback and a large glass shower cubicle with tiling and a thermostatic shower. There is a tiled floor throughout

BEDROOM 2

12'5" x 10'2" (3.78m x 3.10m)

This large double Bedroom features two windows to the front elevation and there is a built in cupboard over the stairwell

BEDROOM 3

11'0" x 9'5" (3.35m x 2.87m)

A further double Bedroom with a window to the rear elevation

BEDROOM 4

10'0" x 8'4" (3.05m x 2.54m)

An excellent sized fourth Bedroom with window to the rear elevation

BATHROOM

Fitted with a three piece Roca suite comprising WC with concealed cistern, 'floating' wash basin and a panelled bath has a thermostatic shower over, glass shower screen and tiled splashbacks. There is a tiled floor throughout

OUTSIDE

FRONT

To the front of the property there is a lawned garden dissected by a footpath leading to the entrance door and there is a low level laurel hedge to the boundary

REAR

The rear garden is mainly laid to lawn. A generous patio extends from the rear of the property. A timber gate allows access from the driveway and fencing extends to the perimeter

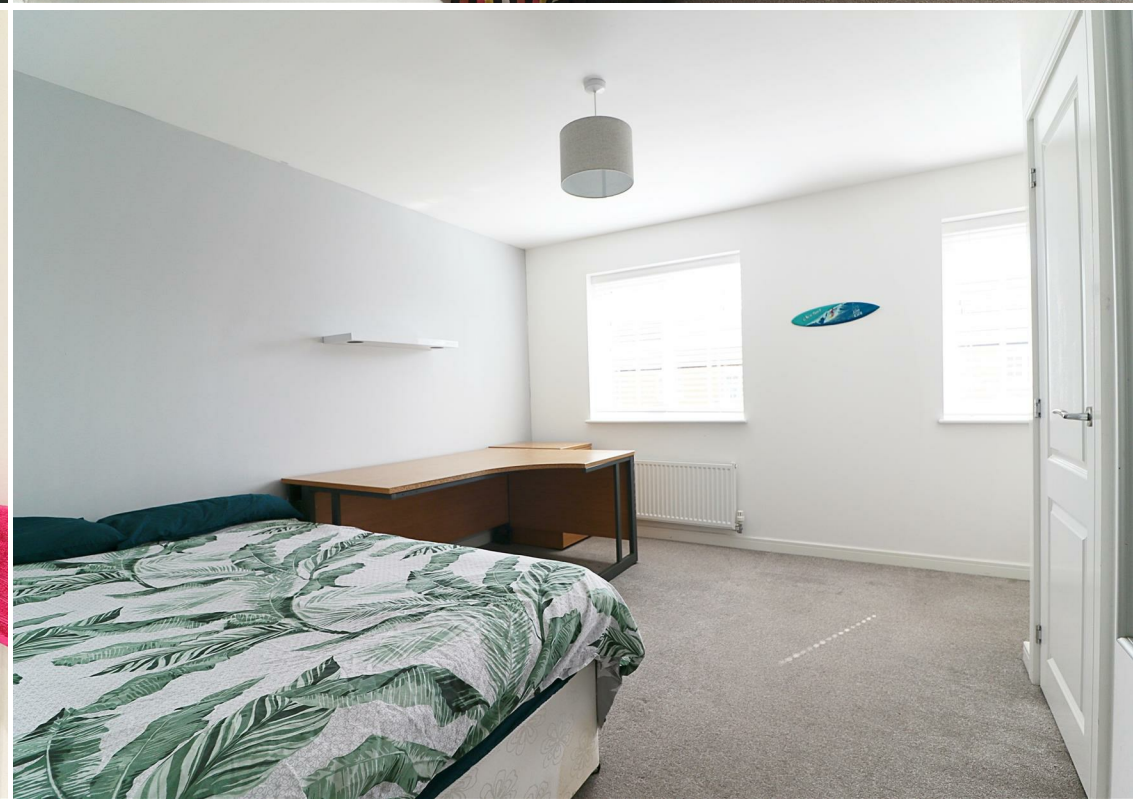
DRIVEWAY & GARAGE

A block paved driveway provides off street parking for 2 cars and in turn leads to a brick built garage. The garage has an up and over door to the front, side personnel door, light and power supply

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of



a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

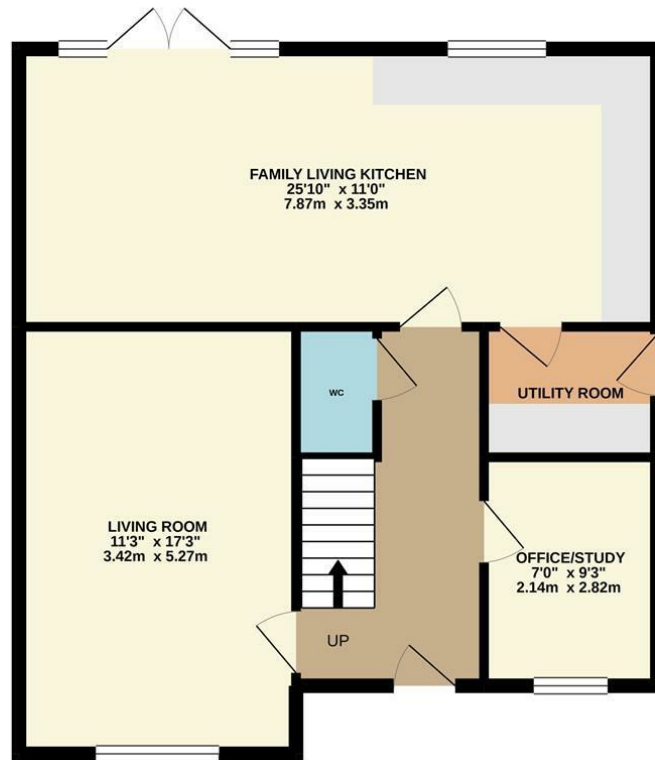
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In compliance with NTSEAT Guidance on Referral

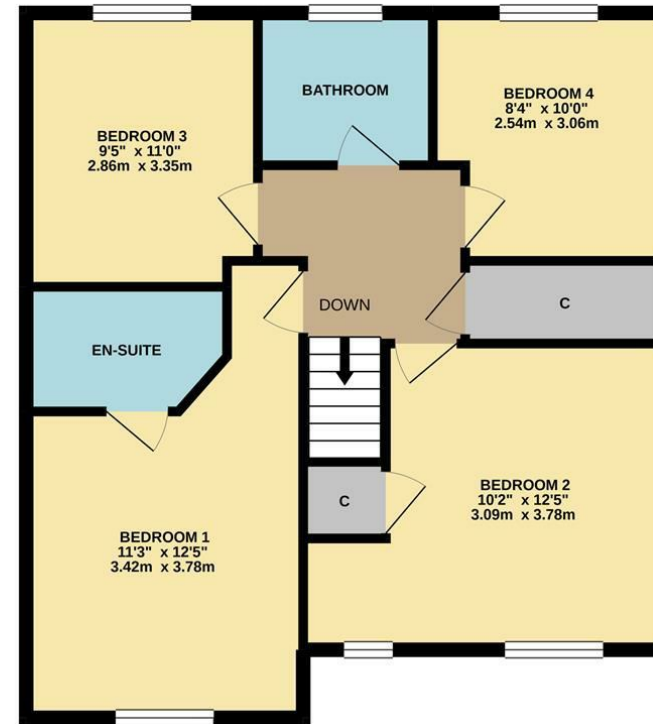
Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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