



Broadacre Park, Brough, HU15 1LT
£425,000

Philip
Bannister
Estate & Letting Agents

Broadacre Park, Brough, HU15 1LT

Key Features

- Impressive Detached Home
- 4 Good Sized Bedrooms
- Extended Open Plan Dining Kitchen
- Spacious Formal Lounge
- Second Versatile Reception Room
- Fabulous Garden Room
- En-Suite To Master Bedroom
- Wrap-Around Gardens
- Detached Double Garage
- EPC = D

Nestled in a prime corner position within a sought-after cul-de-sac, this impressive detached family home has undergone thoughtful extensions, resulting in a expansive and welcoming living space. A welcoming entrance hall leads to a generous dual aspect lounge and a versatile second reception room, currently serving as a study, provide flexibility for various lifestyle needs. The heart of the home is the stunning open plan living dining kitchen, complemented by a separate utility room for added convenience. A fabulous garden room offers views of the wrap-around gardens, while a practical cloakroom/wc enhances the overall functionality. Upon the first floor there are four generously proportioned bedrooms, with the primary bedroom featuring en-suite facilities, complemented by a luxurious family bathroom. Outside, the property utilises its corner plot, complete with wrap-around gardens, a spacious driveway, and a detached double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential entrance door. There are a series of useful storage cupboards and a staircase leading to the first floor. A wooden floor runs throughout and there is access to:

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and wash basin with a tiled splashback. There is splashback tiling, Karndean flooring and a window to the side elevation.

LOUNGE

19'5 x 11'6 (5.92m x 3.51m)

An attractive dual aspect reception room with a bay window to the front elevation and French doors opening to the rear garden. There is a living flame gas fire within a feature surround and a wooden floor runs throughout.

OPEN PLAN DINING KITCHEN

19'5 x 9'8 + 13'3 x 17'5 (5.92m x 2.95m + 4.04m x 5.31m)

A most attractive space offering kitchen, dining and living arrangements to suit. The living dining area extends from the rear of the property and features windows to two aspects with French doors opening to the garden and a continuation of the wooden flooring leading from the entrance hall. The kitchen is fitted with a comprehensive range of high gloss wall and base units which are mounted with Corian worksurfaces, recessed 1 1/2 sink unit and moulded drainer. A range of NEFF appliances include two NEFF hide and slide ovens, one steam assisted, induction hob, extractor hood, integrated dishwasher,

integrated larder fridge and freezer, wine cooler. A Karndean floor runs throughout the kitchen and continues to:

UTILITY ROOM

5'8 x 6'7 (1.73m x 2.01m)

Perfectly located off the kitchen with matching units to those of the kitchen, Corian worksurface with a moulded sink unit. The base units have been extended to conceal a free standing washing machine and tumble dryer.

CONSERVATORY/GARDEN ROOM

13' x 18' max (3.96m x 5.49m max)

A superb addition to the side of the property with 180 degree panoramic views of the garden. There is a wooden floor that runs throughout and two sets of French doors.

STUDY/SNUG

9'7 x 8'5 (2.92m x 2.57m)

A versatile reception room which is currently utilised as a study, with fitted cupboards, windows to two aspects and a laminated wood floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'9 x 12'4 (3.58m x 3.76m)

A spacious master bedroom with en-suite facilities off. There is a window to the rear elevation.

EN-SUITE

The en-suite is fitted with a WC, wash basin within a fixed base unit and wall mounted vanity cabinet, a walk-in power shower. There is tiling to the walls and floor, an electric heated towel rail, separate radiator and a window to the side elevation.

BEDROOM 2

9'3 x 10' (2.82m x 3.05m)

A second double bedroom with a window to the front elevation.

BEDROOM 3

10' x 11'9 (3.05m x 3.58m)

A further double bedroom with a window to the rear elevation.

BEDROOM 4

9'3 x 5'6 + wardrobes (2.82m x 1.68m + wardrobes)
With a wall of fitted wardrobes and a window to the rear elevation.

BATHROOM

6'5 x 6'10 (1.96m x 2.08m)

The luxurious bathroom is fitted with a three piece suite comprising WC, countertop wash basin and a panelled bath with a glazed screen and thermostatic power shower over. There is tiling to the walls and floor, a window to the front elevation and a chrome heated radiator/towel rail.

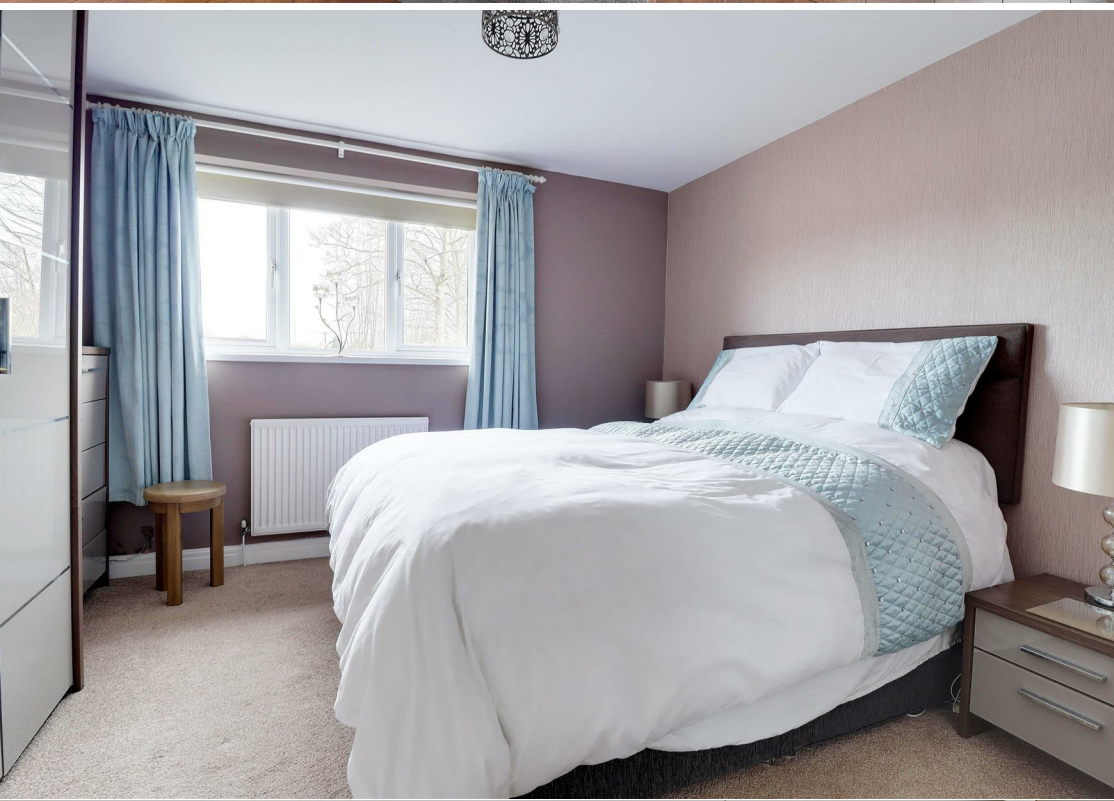
OUTSIDE

FRONT

To the front of the property there is a block paved patio, which offers an additional off road car parking space, gravelled planting beds and a variety of shrubs. A footpath leads to the property from the driveway and a wrought iron gate and fence leads to the rear garden.

SIDE & REAR

The side and rear gardens wrap around the property with a gravelled seating area accompanied by a patio which is adjacent to the garden room. The remaining garden is laid to lawn in addition to a secluded patio to one corner and a further patio adjoining the property to the rear. There are a number of shrubs and planting beds around the garden.





DOUBLE GARAGE & DRIVEWAY

To the front of the property there is a double width driveway which provides excellent off street parking provisions. The driveway leads to a detached double garage with two up and over doors, light and power. There is a personnel door accessed via the garden.

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.

SECURITY - The property has the benefit of an installed burglar alarm system, along with CCTV cameras to front, side and rear of the property and a wired a Ring Video door bell.

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.

OTHER INFORMATION - There is planning permission pending for a development on the Land North East Of 6 Broadacre Park. Planning Ref: 22/03861/STPLF. There is a TPO on a tree(s) within the boundary.

TENURE

We understand that the property is Freehold.

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 in-house 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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the

property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSTEAT 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: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100





Ground Floor

Approx. 96.9 sq. metres (1043.2 sq. feet)



First Floor

Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 152.4 sq. metres (1640.0 sq. feet)

