



Plum Tree Walk, South Cave, HU15 2BH
£545,000


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Estate & Letting Agents

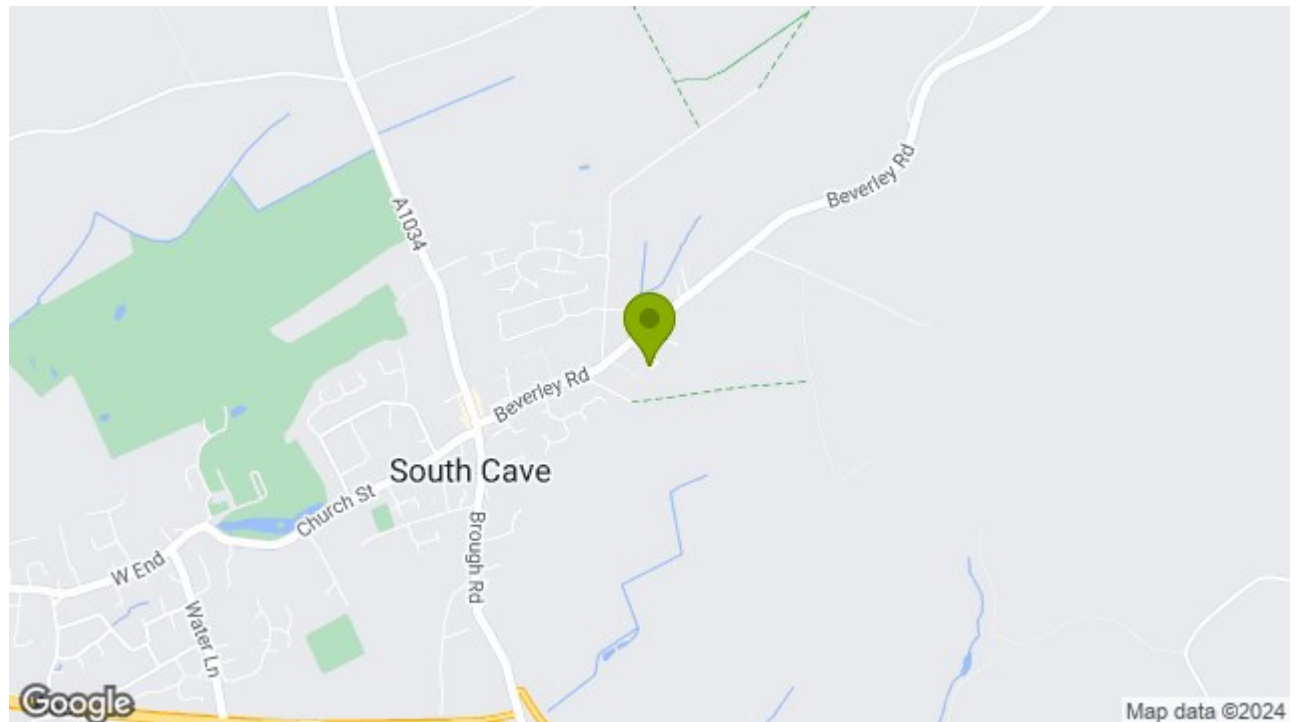
Plum Tree Walk, South Cave, HU15 2BH

Key Features

- CHECK OUT THE INTERIOR!!!!
- Secluded Cul-De-Sac Location Off Beverley Road
- Versatile Accommodation
- 3 Double Bedrooms
- Spacious Lounge With Log Burning Stove
- 2 Luxurious Bath/Shower Rooms
- Stunning Dining Kitchen + Utility Room
- Private Gardens To 3 Sides
- Detached Double Garage
- EPC = D

Nestled within the tranquillity of a secluded cul-de-sac off Beverley Road in South Cave, this breath-taking detached bungalow has undergone a complete transformation, evolving into an impeccable residence where no expense has been spared. A grand entrance hall sets the tone, double doors unveil a magnificent dining kitchen adorned with integral appliances and a central island. The spacious front-facing lounge exudes warmth, featuring a log-burning stove that adds a touch of rustic charm. Three generously-sized double bedrooms, two of which boast fitted wardrobes, provide ample space, with the master bedroom enjoying the luxury of its own en-suite. The property is further complemented by an elegant family bathroom. Outside, low-maintenance, part-walled gardens envelop the home on three sides and a driveway leads to a double garage, completing this desirable haven where modern luxury meets timeless elegance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(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 accommodation is arranged over a single storey and comprises:

ENTRANCE HALL

Allowing access through a composite residential door which leads to the welcoming entrance hall which is of generous proportions. There are two built-in storage cupboards with one being an airing cupboard and there is a Karndean floor throughout.

LOUNGE

15'11 x 17'10 (4.85m x 5.44m)

This elegant and spacious front-facing reception room, boasting an abundance of natural light with windows on two aspects. The seamless continuation of Karndean flooring enhances the sense of flow and warmth throughout the space. A focal point is the majestic fireplace, adorned with a captivating log-burning stove nestled within a resplendent stone mantle.

BREAKFAST KITCHEN

19'8" max x 19'8" max (6m max x 6m max)

This dining kitchen is the epitome of modern luxury with this stunning open-plan dining layout, where style meets functionality seamlessly. The high-quality fitted kitchen, adorned with Quartz worksurfaces and upstands, exudes a sense of sophistication. Integrated appliances, including a mid-height double oven/grill, induction hob and dishwasher, while the provision for an American fridge freezer caters to every convenience. A traditional Belfast sink beneath a rear window adds a touch of classic charm, complemented by a central island mirroring the kitchen units and featuring granite worksurfaces. The expansive layout effortlessly accommodates a dining suite while

French doors open to the garden, inviting the outside in and enhancing the overall sense of spaciousness.

UTILITY ROOM

10' x 4'10 (3.05m x 1.47m)

A separate utility room is located off the kitchen and features matching units, worksurfaces and tiling. There is space and plumbing for an automatic washing machine, Worcester boiler, window and door which leads to the side of the property.

BEDROOM 1

10'8 x 13'7 (3.25m x 4.14m)

The generous master bedroom is positioned to the rear of the property and includes fitted slide-front wardrobes, a window to the rear elevation and Karndean flooring. There is access to the en-suite.

EN-SUITE

8'4 x 7'6 (2.54m x 2.29m)

Indulge in opulent comfort within this spacious en-suite, boasting lavish amenities and an exquisite design. The centrepiece is a generously proportioned "Burlington" walk-in shower adorned with traditional fittings. Dual "his & hers" vanity wash basins, crowned with a sleek marble top, offer both functionality and sophistication. Bespoke pattern tiling graces a striking feature wall, complemented by additional tiling and Karndean flooring.

BEDROOM 2

8'4 x 12'1 (2.54m x 3.68m)

A second double bedroom with a wall of fitted wardrobes and a window to the front aspect. There is a Karndean floor throughout.

BEDROOM 3

10'9 x 11'5 (3.28m x 3.48m)

A generous third bedroom with the versatility to use

as a further reception room. There are French doors opening to the garden and a Karndean floor.

BATHROOM

8'11 x 7'6 (2.72m x 2.29m)

The bathroom offers a real lap of luxury and is designed with discerning taste and featuring a grand 4-piece "Burlington" suite. The walk-in shower adorned with timeless traditional fittings, a regal vanity wash basin, crowned with a lustrous marble top, adds a touch of opulence, complemented by the classic appeal of a ball and claw bath and a WC. Partial tiling on the walls provides a tasteful backdrop, harmonising with the Karndean flooring.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and established planting beds. A block paved double width driveway provides off street parking for two vehicles and continues along a small ramp and a set of steps to the entrance of the property.

SIDE AND REAR

The property enjoys gardens to three sides, with the southerly section being partly walled and mainly laid to lawn. There are established planting beds, borders and a paved patio adjoining the property. To the east of the property there is a part-walled gravelled garden with established shrubs. To the north of the property there is a further patio area and a timber shed.

DOUBLE GARAGE

17'11 x 15'5 (5.46m x 4.70m)

The detached double garage features a recently installed electric up and over door and is fitted with light and power.





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 - 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.

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.

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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 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: KC Mortgages £200; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR
1387 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.

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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