



The Stray, South Cave, HU15 2AN
£435,000

Philip
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Estate & Letting Agents

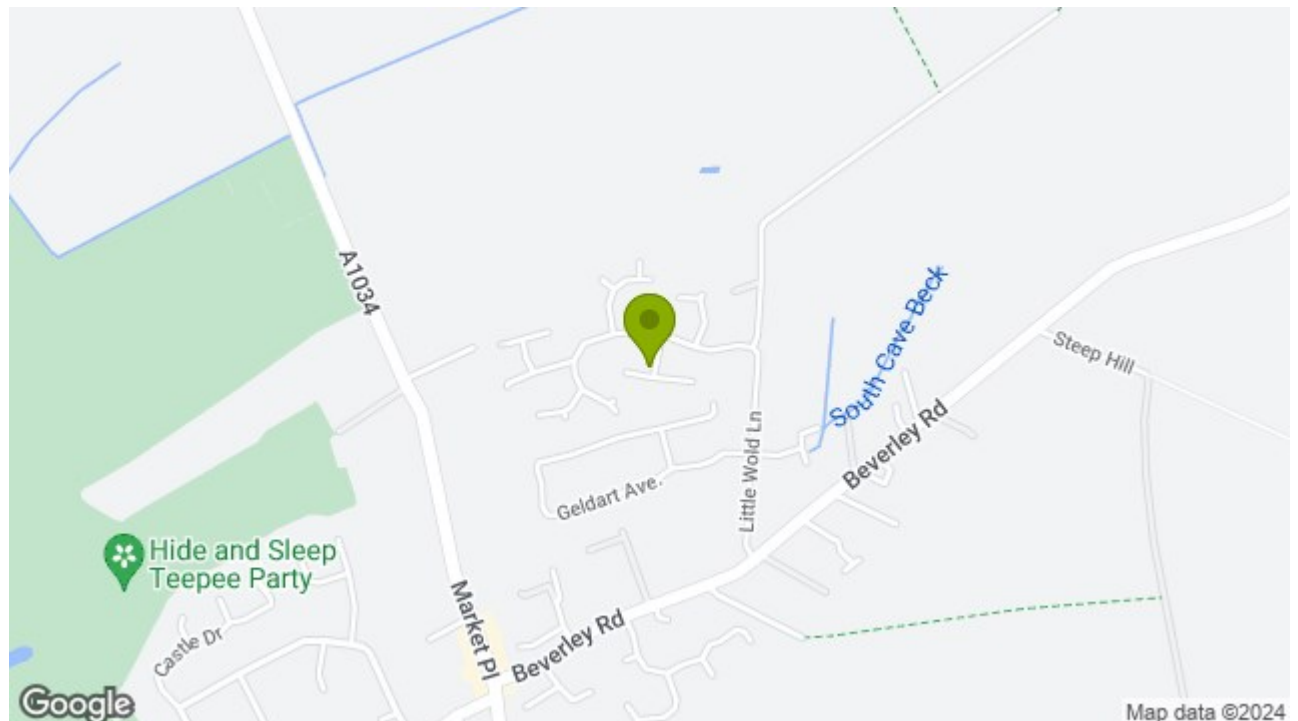
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Key Features

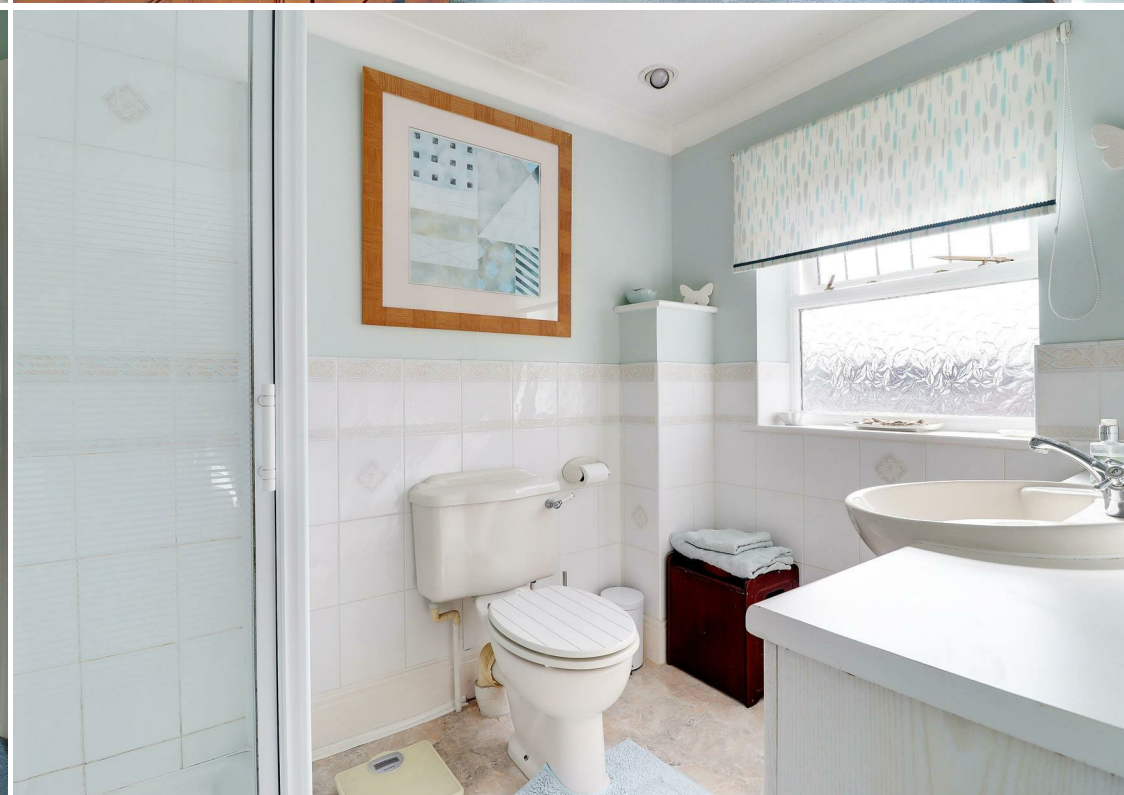
- Spacious Detached Home
- Extended To The Rear
- 4 Double Bedrooms
- 3 Reception Rooms
- En-Suite + Family Bathroom
- Kitchen Family Room Opening To Garden
- Separate Utility + WC
- Gardens To 3 Sides
- Double Garage & Driveway
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Set within a delightful cul-de-sac, this 4-bedroom detached house boasts a coveted corner position, offering an abundance of space and versatility for modern family living. Accessing the property through a welcoming entrance hall, where there is a convenient cloakroom/wc, double doors lead into a generously proportioned lounge adorned with a bay window, flooding the room with natural light. Adjacent, a versatile second reception room is perfect for a second sitting room, home office, or children's playroom. The heart of the home lies in the kitchen, seamlessly flowing into a family room, with French doors to the landscaped rear garden. A separate utility room adds convenience to the ground floor layout. Upon the first floor, a light-filled landing leads to four double bedrooms, with the master suite boasting en-suite facilities, complemented by a family bathroom. Outside, lawns extend to three sides, while the rear garden offers two patio areas. A detached double garage, paired with a block-paved driveway ensures ample off-street parking.







ACCOMMODATION

The spacious property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property through the residential entrance door, the spacious hallway leads to the internal accommodation. There is a turning staircase with a large storage cupboard beneath and there is a cloakroom/WC off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a window to the side elevation.

LOUNGE

21'3 x 11'4 (6.48m x 3.45m)

Accessed via double doors from the entrance hall, this spacious bay fronted lounge is an excellent size. There is a feature fireplace housing a living flame gas fire with a limestone mantle. Double doors lead to the kitchen.

SITTING ROOM

10'3 x 10'5 (3.12m x 3.18m)

A second front facing reception room offering excellent versatility with the potential to be utilised as a snug, office or play room.

KITCHEN

9'4 x 10'3 (2.84m x 3.12m)

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation and there are integral appliances

which include a double oven/grill, gas hob, extractor hood, fridge freezer and dishwasher. The kitchen opens to:

FAMILY ROOM

9'8 + bay x 17'1 (2.95m + bay x 5.21m)

Opening from the kitchen is this fabulous space positioned to the rear of the property offering flexibility in its arrangement. A bay window overlooks to the garden and there are French doors opening out.

UTILITY ROOM

5'4 x 6'10 (1.63m x 2.08m)

With fitted units, space and plumbing for a washing machine and a sink unit. A door leads to the side of the property.

FIRST FLOOR

LANDING

A large light, bright landing with a window to the rear. There are built-in cupboards and access to the first floor accommodation.

BEDROOM 1

11'1 x 11'4 (3.38m x 3.45m)

A spacious master bedroom with fitted wardrobes and a window to the front elevation.

EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin within a fixed unit and a shower enclosure. There are half tiled walls and a window to the front elevation.

BEDROOM 2

9'11 x 11'4 (3.02m x 3.45m)

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

BEDROOM 3

10'5 x 10'5 (3.18m x 3.18m)

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

BEDROOM 4

9'4 x 10'3 (2.84m x 3.12m)

A fourth double bedroom with a window to the rear.

BATHROOM

A large bathroom which is fitted with a three piece suite comprising WC, vanity wash basin within a fixed unit and a corner bath. There are partially tiled walls and a window to the side elevation.

OUTSIDE

FRONT & SIDE

The property enjoys a wide frontage which is predominately laid to lawn. A footpath leads to the entrance door and there are mature shrubs and trees within the boundary.

SIDE & REAR

An attractive landscaped garden is positioned to the rear with a sandstone patio adjoining the property and continuing to the rear of the garage. There is a central lawn and steps leading to a further raised patio patio. To the side of the property there is an enclosed garden area which is laid to lawn, an ideal space for children's play equipment.

DRIVEWAY & DOUBLE GARAGE

A block paved double width driveway provides off street parking and leads to a detached double garage. The garage features a roller shutter door, light, power and a window to the side.

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 sealed unit 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 F. (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.

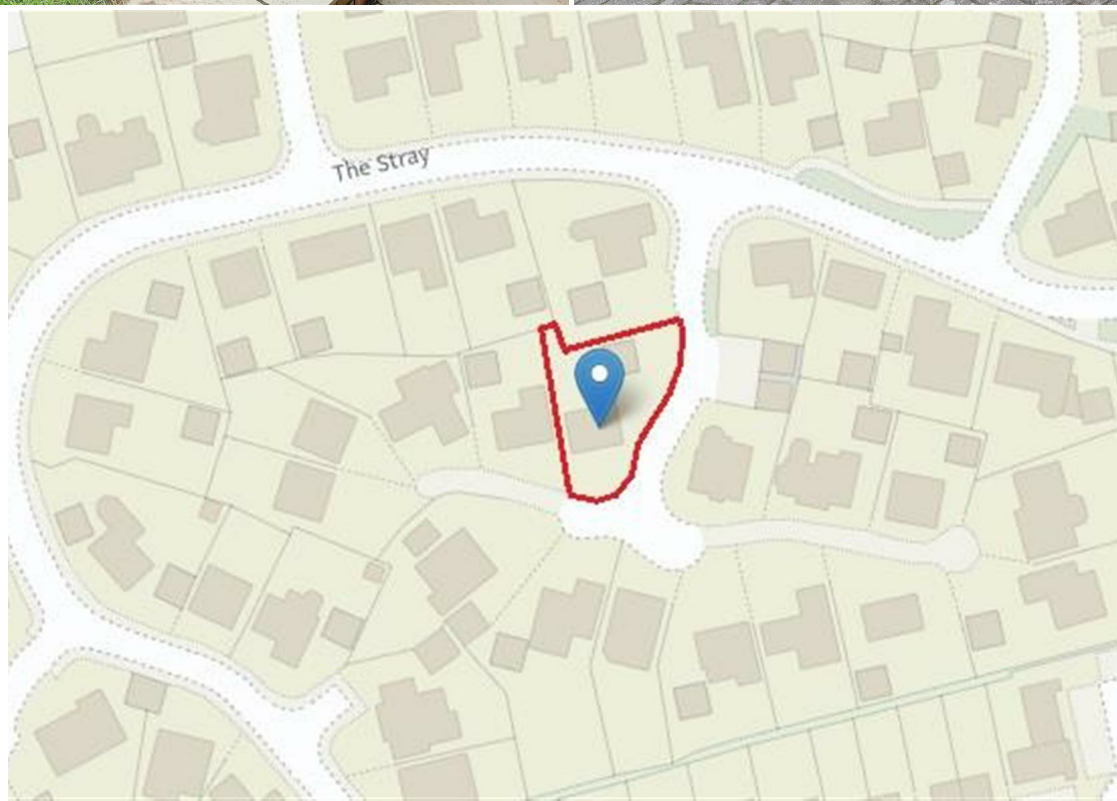
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sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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

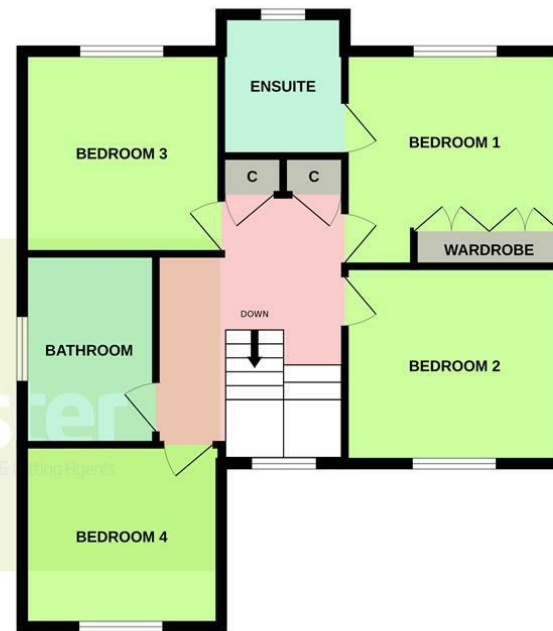




GROUND FLOOR
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 1558 sq.ft. (144.8 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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