



Bacchus Lane, South Cave, HU15 2ER  
£300,000

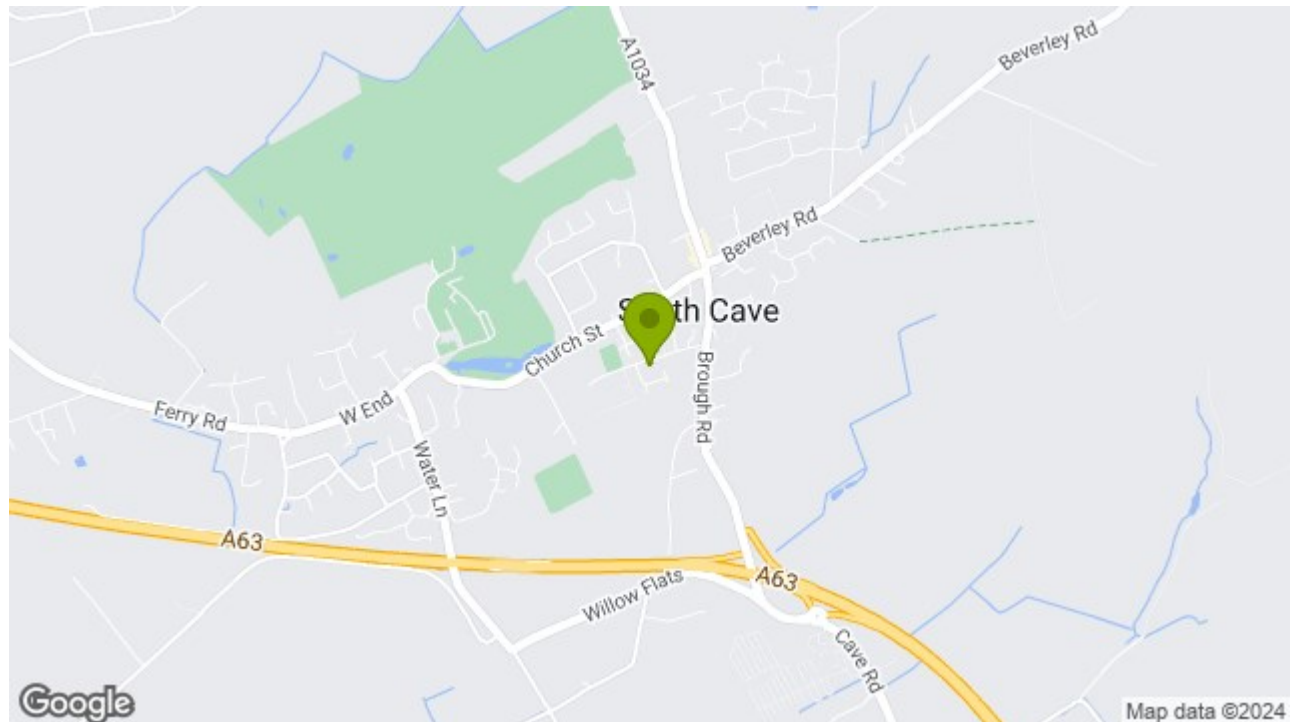
# Bacchus Lane, South Cave, HU15 2ER

## Key Features

- High Quality Home
- Superb Specification Throughout
- Landscaped Southerly Garden
- Contemporary Kitchen With BOSCH Appliances
- Stylish Bathroom & En-Suite
- Lounge With Bi-Folding Doors
- Underfloor Heating
- Side Driveway With EV Charger
- Remaining NHBC Warranty
- EPC = B

This exceptional 3-bedroom home epitomises contemporary living at its finest, boasting premium finishes throughout. The allure begins with the southerly rear aspect, where bi-folding doors seamlessly connect the indoors with the impressive garden, while a state-of-the-art kitchen is fitted with BOSCH appliances and a Quooker tap. The ground floor, complemented by zoned underfloor heating, also benefits from a cloakroom/wc featuring ROCA sanitaryware and an elegant entrance hall adorned with an oak detailed and glass balustrade staircase. Upon the first floor there are three bedrooms, including a main with a luxurious en-suite, alongside a sleek and luxurious bathroom. Adding to the property's appeal is off-street driveway parking which is equipped with an EV charger. This impressive home must be viewed!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

A composite entrance door leads to the impressive entrance hall, with an oak detailed staircase leading to the first floor, floor tiling with underfloor heating and oak doors leading to the kitchen and cloakroom.

#### CLOAKROOM/WC

A lavishly appointed cloakroom with a wall mounted ROCA WC and wash basin with cabinet. There is feature tiling to the walls and floor with underfloor heating.

#### KITCHEN

15'3" x 8'11" (4.65m x 2.73m)

A luxurious contemporary kitchen a comprehensive selection of modern shaker style wall and base units mounted with quartz work tops and upstands. An undercounter sink unit with Quooker tap sits beneath a window to the front elevation, a host of BOSCH appliances include a double oven/ microwave oven, induction hob and extractor hood, dishwasher, washing machine and 70/30 fridge freezer. A tiled floor continues from the entrance hall with underfloor heating. This room flows through open plan to:

#### LOUNGE

13'8" x 15'10" (4.19m x 4.83m)

An impressive living area with bi-folding doors opening to the southerly facing rear garden. There is a continuation of the tiled flooring with underfloor heating and access to an under stairs cupboard.

### FIRST FLOOR

### LANDING

Ascending the oak staircase with glass balustrade, there is a loft hatch to a boarded loft space, cupboard housing the central heating boiler.

#### BEDROOM 1

13'9" x 10'2" (4.21m x 3.11m)

A well proportioned bedroom to the rear of the property, with an oak door leading to the en-suite.

#### EN-SUITE

3'7" x 8'11" (1.10m x 2.73m)

A beautifully appointed en-suite with a ROCA wall mounted WC, wash basin with cabinet and illuminated mirror over and a shower enclosure with 'rainfall' shower head and contrasting tiled inset. There is further tiling to the walls, floor and a heated towel rail.

#### BEDROOM 2

11'3" x 7'11" (3.45m x 2.43m)

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

#### BEDROOM 3

7'8" x 7'6" (2.35m x 2.31m)

A good sized third bedroom with a window to the front elevation.

#### BATHROOM

9'2" x 5'3" (2.80m x 1.62m)

A stylish bathroom fitted with a contemporary ROCA suite featuring a WC, wash basin with drawers below and illuminated mirror above, bath with 'rainfall' shower head and a glazed screen above. There are partially tiled walls, a tiled floor and heated towel rail.

### OUTSIDE

### FRONT

To the front of the property there is a lawned garden with a block paved footpath leading to the residential entrance.

### REAR

The delightful rear garden enjoys a southerly aspect and features a tiled patio adjoining the property and a further patio to one corner which sits beneath a pergola (available via separate negotiation). There is a central lawn, timber fencing to the perimeter and gated access from the driveway.

### DRIVEWAY

A block paved side driveway provides off street parking for two vehicles and there is the benefit of an EV charger.

### GENERAL SPECIFICATION

The property includes zoned controlled underfloor heating to the ground floor with radiators to the first floor and CAT 5 cabling around the home.

### GENERAL INFORMATION

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

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 C. (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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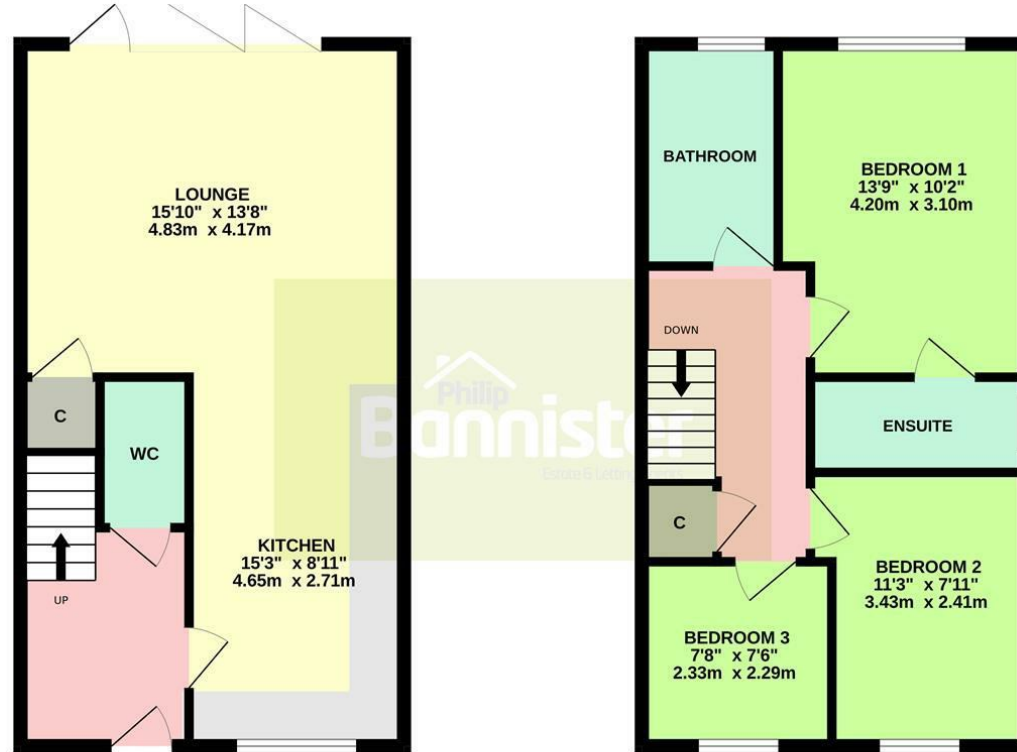




Weber

GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.

1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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