



Longleat Avenue, Elloughton, HU15 1RL  
£335,000


Philip  
**Bannister**  
Estate & Letting Agents

# Longleat Avenue, Elloughton, HU15 1RL

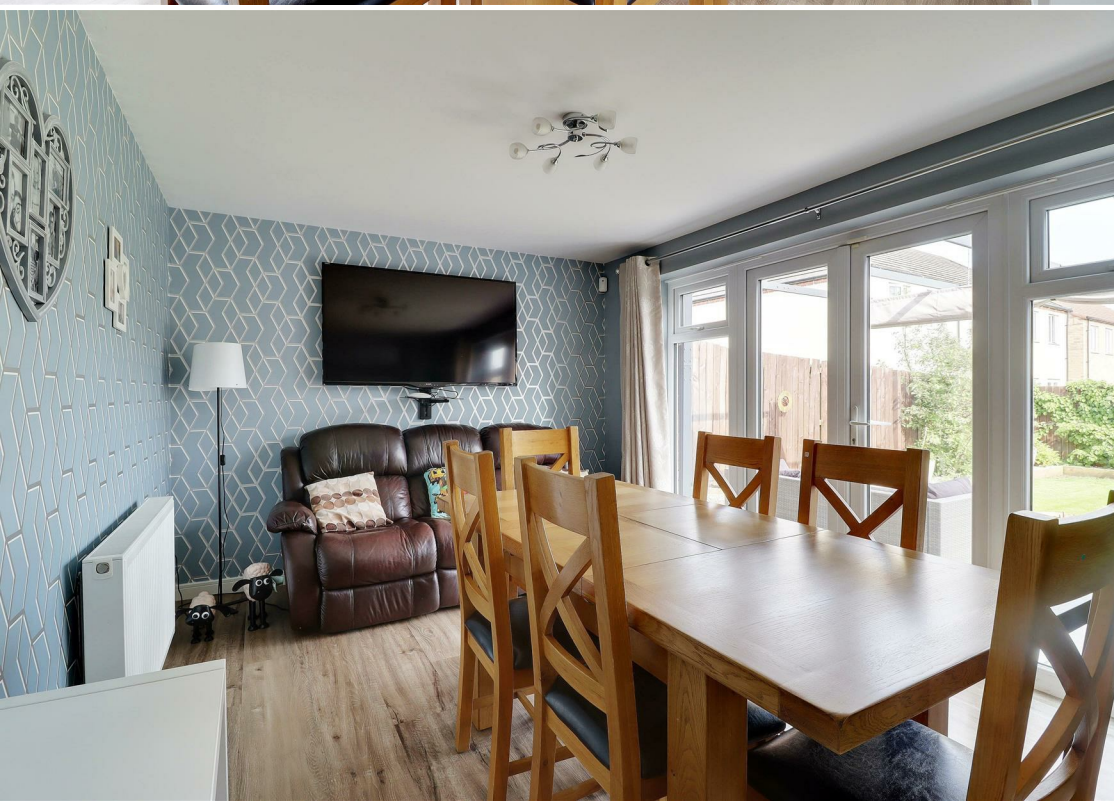
A stunning 4-bedroom detached family home nestled within a sought-after development, conveniently close to local amenities and sought after schooling options. The contemporary design boasts a spacious layout, highlighted by a full-width living dining kitchen perfect for modern family living, complemented by a front-facing lounge and a convenient cloakroom/wc off the hallway. Upstairs, four generously sized double bedrooms await, accompanied by a sleek contemporary en-suite and a stylish family bathroom. Outside, the property provides off-street parking, an integral garage, and a beautifully landscaped rear garden.

## Key Features

- Stylish Detached Home
- 4 Double Bedrooms
- Full Width Living Dining Kitchen
- En-Suite + Family Bathroom
- Ground Floor WC
- Landscaped Rear Garden
- Double Width Driveway
- Integral Garage
- Popular Location
- EPC =B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</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

Allowing access through a residential entrance door. With a staircase to the first floor, internal access door to the garage.

#### CLOAKROOM/WC

With a two piece suite comprising WC and wash basin, tiled splashback.

#### LOUNGE

14'5 x 9'11 (4.39m x 3.02m)

With a window to the front elevation.

#### LIVING DINING KITCHEN

10' x 25'10 (3.05m x 7.87m)

This stunning space spans the rear of the property with double doors from the living/dining area opening out to the rear garden. The kitchen has a range of contemporary wall and base units mounted with contrasting worksurfaces beneath matching upstands. A 1 1/2 bowl stainless steel sink unit sits beneath a window to the rear, integral appliances include a double oven, gas hob, extractor hood, fridge freezer and washing machine. There is ample space for a dining table and a sofa.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in cylinder cupboard.

#### BEDROOM 1

15'8 x 11'7 (4.78m x 3.53m)

A double bedroom with a window to the front elevation and en-suite facilities.

#### EN-SUITE

A contemporary en-suite fitted with a shower cubicle with a thermostatic shower and tiled inset, wall mounted wash basin and a WC with tiling. There is a chrome heated towel rail and a tiled floor.

#### BEDROOM 2

12'1 x 9'11 (3.68m x 3.02m)

A second double bedroom with windows to the front elevation and a built-in storage cupboard.

#### BEDROOM 3

12'5 x 9'9 (3.78m x 2.97m)

A further double bedroom with a window to the rear. This room has professionally fitted Air Conditioning.

#### BEDROOM 4

10' x 8'3 (3.05m x 2.51m)

A double bedroom with a window to the rear. This room has professionally fitted Air Conditioning.

#### BATHROOM

The family bathroom features a three piece suite comprising WC, wall hung wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There is partial tiling to the walls, tiling to the floor, chrome heated towel rail and a window to the rear.

#### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with gravelled borders. A footpath leads to a gated side access.

#### REAR

The delightful rear garden has been beautifully landscaped and includes a patio adjoining the property with a pergola over. A lawn has wooden sleepers to the edge and gravelled borders, a further patio area houses a timber shed. There is an area of rubber bark which is ideal for a children's play area.

#### DRIVEWAY & GARAGE

To the front of the property there is a double width block paved driveway which leads to a single integral garage.

#### 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. It is however subject to an Estate Charge and there may also be associated costs which should be checked with your legal representatives.

#### 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.**

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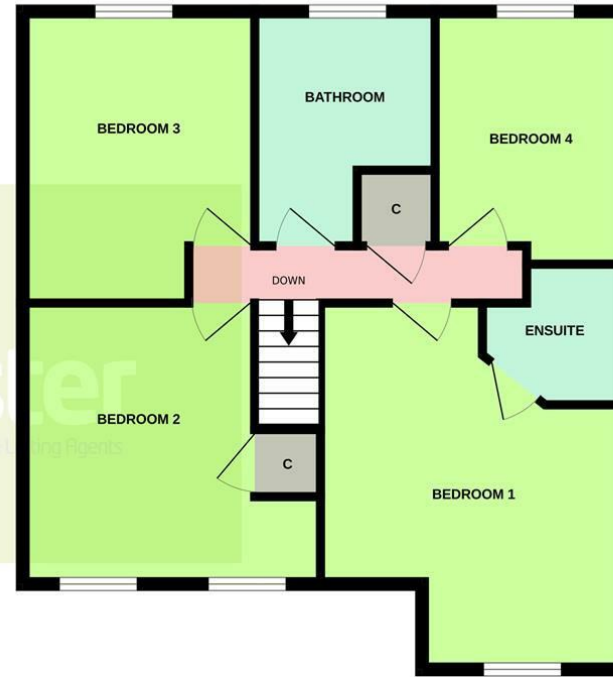
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1327 sq.ft. (123.3 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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