



Woodlands Lane, Elloughton, HU15 1PP
£550,000

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Estate & Letting Agents

Woodlands Lane, Elloughton, HU15 1PP

Key Features

- Detached Family Home
- 3 Excellent Sized Bedrooms (Previously 4 Bedrooms)
- Stunning Family Living Kitchen
- 3 Reception Rooms
- Master Suite With Dressing Room & En-Suite
- Contemporary Family Bathroom
- Long Rear Garden
- Excellent Parking & Detached Garage
- Private Road Position
- EPC = C

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

Nestled on a generous plot with a delightful rear garden, "Bramley" is an attractive 4-bedroom family home situated in a highly sought-after location off Welton Low Road. The property boasts a stunning open-plan family living kitchen with large sliding doors opening to a decked terrace, creating a seamless transition between indoor and outdoor spaces. The entrance hall, complete with a cloakroom/WC, leads to a cosy lounge, a further reception room offers excellent versatility and there is a useful study. The highlight of the home is the expansive family living kitchen, which spans the width of the property and sits beneath two roof lights whilst opening to the rear garden, perfect for family gatherings and entertaining.

On the first floor, there are 3 well-proportioned bedrooms, with the main bedroom featuring an en-suite shower room and a dressing room (previously 4th bedroom). The luxurious family bathroom includes a three-piece suite with a charming free-standing bath.

Outside, the property provides excellent off-street parking with a side driveway leading to a garage and workshop. The rear garden, extending in excess of 40m (130 feet), offers superb privacy and ample space for outdoor activities, making this home an ideal retreat for family living.







LOCATION

Woodlands Lane is a private road situated on the south side of Welton Low Road within the village of Elloughton. The village itself is ideally placed for access to both Hull City Centre and the A63/M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access from the front of the property through a residential entrance door. The hallway features a staircase to the first floor, access to a cloakroom/WC and further access to the accommodation at ground floor level.

CLOAKROOM/WC

Featuring a modern fitted suite comprising WC and vanity wash basin mounted above a storage unit. There is tiling to the floor and a window to the side elevation.

LOUNGE

17'8" x 11'0" (5.38 x 3.35)

This spacious reception room features a coal-effect gas fire housed within a stone hearth and mantle. Behind the fireplace is a bespoke media wall with panelling. There is ample space for a living room suite and bi-folding doors open to the living kitchen.

SNUG

9'11" x 10'1" (3.02 x 3.07)

This bay fronted room offers excellent versatility and could be utilised as a snug or a playroom.

STUDY

10'0" x 7'11" (3.05 x 2.41)

Positioned to the front of the property, having window to the front elevation.

OPEN PLAN FAMILY LIVING KITCHEN

This stunning space is the heart of the home and features designated areas for seating, dining and cooking. The whole space enjoys wonderful views of the rear garden through large sliding doors.

KITCHEN

8'10" x 17'0" (2.7m x 5.19m)

The kitchen area is fitted with a comprehensive selection of wall and base units which are mounted with complementary quartz worksurfaces beneath a tiled splashback. A matching island sits centrally with an overhanging breakfast bar. A recessed sink unit with moulded drainer sits beneath a swan neck mixer tap and a host of integral appliances include a NEFF double oven, ceramic hob beneath a contemporary extractor hood, fridge freezer, dishwasher and a drinks fridge. Underfloor heating runs throughout. Open to:

FAMILY LIVING AREA

31'7" x 13'4" (9.65m x 4.08m)

This impressive space provides areas for living and dining with large sliding doors providing exceptional views of the garden. There are two roof lights and a continuation of the underfloor heating.

UTILITY ROOM

6'8 x 5'6 (2.03m x 1.68m)

Fitted with wall and base units and a contrasting work surface. There is space and plumbing for an automatic washing machine, a built-in storage cupboard and a window to the side elevation.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level and having a built in storage cupboard.

BEDROOM 1

15'7" x 11'8" (4.75 x 3.58)

The generous primary bedroom is a good sized double, with a dormer window to the front elevation. There is an opening to a dressing room and further access to an en-suite.

EN-SUITE

The modern en-suite is fitted with a contemporary three piece suite comprising WC, with concealed cistern, wall mounted wash basin and a large walk-in shower with remote operated 'rainfall' shower. There are a mixture of complementary wall and floor tiling, a heated towel rail and a window to the front elevation.

DRESSING ROOM/BEDROOM 4

'9" x 7'9" (0.23 x 2.36)

The original fourth bedroom has been utilised as a dressing room, with a range of open fronted fitted wardrobes, drawers and shelving. There is a window to the rear elevation. (The owners have indicated that they are willing to re-instate the wall to return it to a bedroom)

BEDROOM 2

12'9" x 10'6" (3.89 x 3.20)

The second bedroom is of double proportions and features built in wardrobes and a window to the front elevation.

BEDROOM 3

9'0" x 9'9" (2.74 x 2.97)

Positioned to the rear of the property with views of the garden, this third bedroom is of double proportions and has a built-in cupboard/wardrobe.







BATHROOM

This stunning bathroom features a three piece suite which comprises free standing bath with a central mixer tap, wash basin and WC mounted within a royal blue fixed vanity unit. There is an anthracite heated towel radiator, partial tiling and a window to the rear elevation.

OUTSIDE

To the front of the property there is extensive parking for a number of vehicles and a gated side drive leads to a detached garage. A real feature of the property is its sizeable plot with the rear garden extending to approximately 90m (295ft) in length. The garden is features a large decked terrace immediately to the rear which is an ideal space for entertaining. A step leads down to a small lawn and a patio laid to porcelain pavers with timber planting beds. A further step leads to a large lawn with fenced and hedged boundaries. A fish pond sits adjacent to the decked terrace.

GARAGE

The one and a half length detached garage is constructed of brick beneath a tiled roof. There is an up and over door, side access through a personnel door and an additional door leading to a workshop to the rear. There is a light and power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity and gas are connected to the property. The foul water is to a septic tank and soakaway.

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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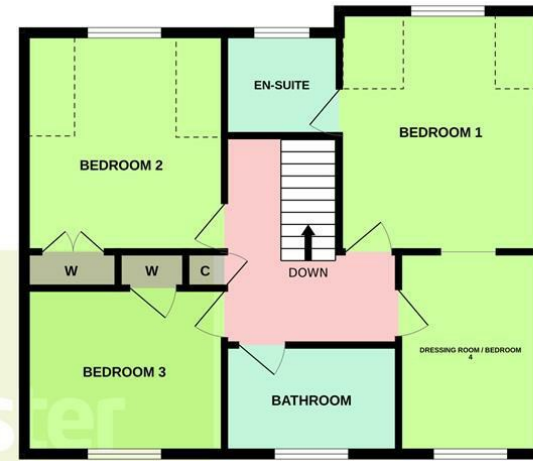




GROUND FLOOR
1049 sq.ft. (97.4 sq.m.) approx.



1ST FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 1704 sq.ft. (158.3 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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