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Glenrock Park | Brough | HU15 1HF

Glenrock Park, Brough

A dream home located within the prestigious Cave Road area of Brough. This stunning 4 bedroom detached house is nestled on approximately half an acre of mature grounds, providing privacy and tranquillity.

The house features four reception rooms, offering versatility and the opportunity to create distinct living spaces. With its beautiful lounge, cosy snug, handy study and a formal dining room, this house can easily accommodate your lifestyle and preferences.

The modern kitchen boasts ample counter space and a Rangemaster cooker. Adjacent to the kitchen, you'll find a separate utility room, providing convenient space for laundry and additional storage.

Upon the first floor, you will find four generously sized bedrooms, providing ample space for a growing family or accommodating guests. The master bedroom is a true retreat, with an en suite shower room and a dressing room, in addition to the family bathroom.

One of the standout features of this property is the wrap-around first-floor balcony. From here, you can enjoy panoramic views of the surrounding mature grounds, truly immersing yourself in the tranquillity and natural beauty of its location.

As you approach the property, you are greeted by a grand twin horse shoe driveway, offering ample parking space for you and your guests. The driveway leads to an impressive garage complex, which includes a spacious garage and a first floor games room. The possibilities are endless with this space, as there is also potential for conversion into an annex, perfect for accommodating guests or creating a separate living space, subject to the usual consents. This additional flexibility adds incredible value to the property.



Key Features

- Prestigious Location On Cave Road
- Impressive Detached Residence
- Set Within Approx. 1/2 Acre Of Mature Grounds
- 4 Good Sized Bedrooms
- 4 Versatile Reception Rooms
- 2 Bath/Shower Rooms
- Garage Complex With First Floor Games Room
- Potential Annex Accommodation (subject to consents)
- House & Garage Totalling Approx. 3300sq ft
- EPC = TBC



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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		



LOCATION

Glenrock Park is positioned just off Cave Road and is one of the region's most desirable addresses, nestled amongst many of the areas finest homes. Located on the western fringe of the village, close to Brough Golf Course and access to Brough's excellent range of facilities which include a supermarket, general shops, doctors surgery and dentists, public houses, churches and recreation facilities.

INTRODUCTION

GROUND FLOOR

The ground floor of this house presents a thoughtfully designed and well-organised living space, offering a seamless blend of functionality, comfort, and style. From the moment you step into the spacious entrance hall, you are greeted by an inviting atmosphere that sets the tone for the rest of the home.

The entrance hall serves as a welcome point, providing ample room for guests to arrive and depart comfortably.

Adjacent to the entrance hall, you'll find the lounge - a room designed for relaxation and socialising. This comfortable and inviting space is an ideal spot to unwind after a long day or entertain guests with doors opening to a patio area.

For those who require a dedicated space for work, the ground floor also features a study. It can be customised with a desk, bookshelves, and comfortable seating, allowing for a functional and inspiring workspace which overlooks the garden.

Another delightful addition to the ground floor is the snug - an intimate room designed for relaxation and leisure. The snug offers a cosy and comfortable setting.

The modern kitchen is a seamless blend of functionality and aesthetics. With sleek countertops, shaker-style cabinetry, and a beautiful Rangemaster cooker, this culinary haven provides ample space for cooking and food preparation. The kitchen is adjacent to the dining room, providing a dedicated space for family meals and entertaining guests.

A utility room is also included on the ground floor, offering practicality and convenience. This space provides extra storage, a laundry area, and additional workspace for household tasks.

Lastly, a cloakroom/wc is available off an inner lobby which provides a useful space for hanging coats and storing shoes.

FIRST FLOOR

The first floor of this house offers space versatility with four beautifully designed bedrooms that provide comfort and privacy for residents.

The highlight of the first floor is the master bedroom, a spacious and elegant room providing a perfect blend of comfort and style. Adjoining the master bedroom is the en-suite shower room which leads to a dressing room, offering ample storage and space for clothing and personal belongings.

In addition to the master suite, the first floor accommodates three additional bedrooms. Each bedroom can be tailored to suit individual needs, whether as cosy rooms for children, guest rooms, or home offices.

The first floor also features a family bathroom, conveniently located to serve the needs of all residents and guests.

An exceptional feature of the first floor is the wrap-around balcony, providing a delightful outdoor retreat that connects from the landing. This spacious balcony wraps around a portion of the house, offering panoramic views of the surrounding landscape. It serves as an extension of the indoor living space and is an ideal spot for relaxation, al fresco dining, or simply unwinding while taking in the beauty of the surroundings.

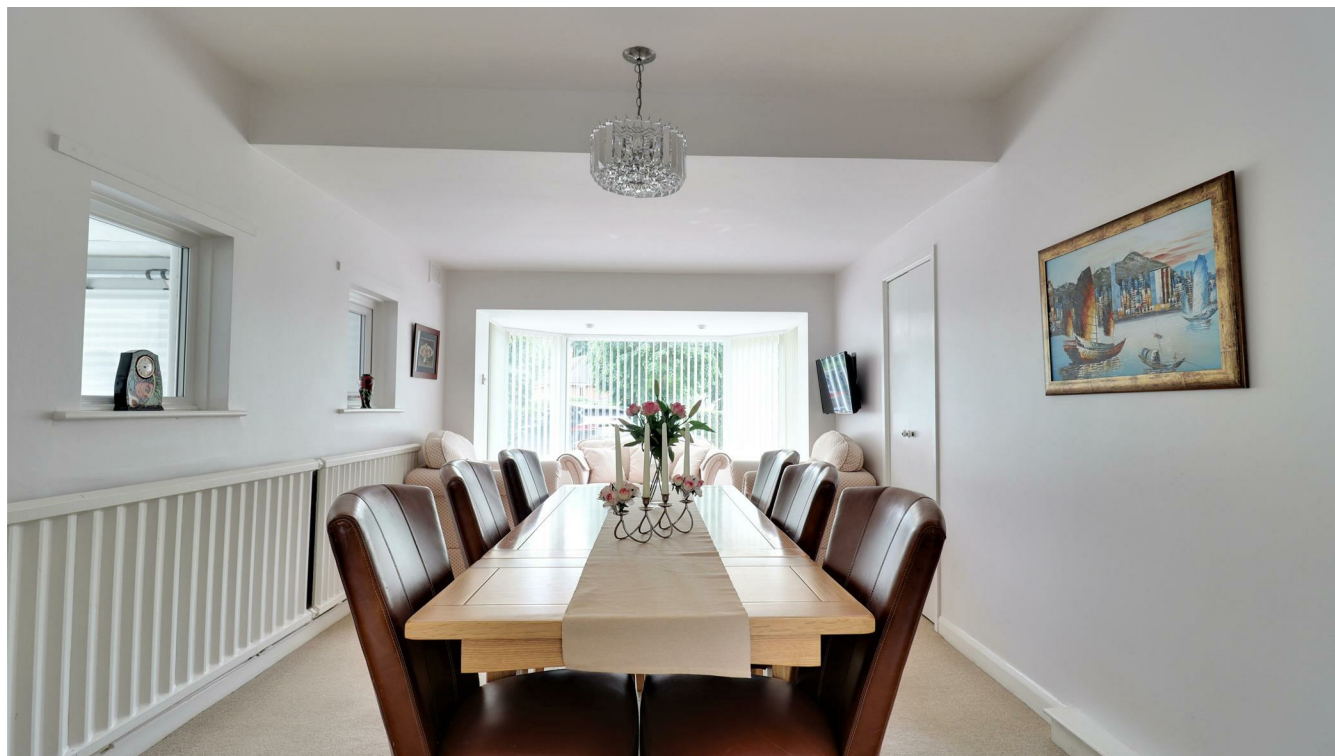
OUTDOOR

The mature grounds of the property extend to approximately half an acre, offering a haven of tranquillity and beauty. The garden is a testament to the passage of time, with its established shrubs and flourishing foliage. With twin access horseshoe driveway providing convenient entry and a central lawn as the focal point, the garden extends gracefully to the side and predominantly rear elevations, presenting a captivating landscape from every angle.

At the forefront of the garden, the central lawn serves as a verdant centrepiece, providing an open and inviting space for various outdoor activities.

The rear gardens are a blend of spacious lawns and tended borders which shield the property and offer excellent privacy whilst enhancing the serenity of the outdoor space.

The twin access horseshoe driveway not only ensures practicality but also contributes to the overall appeal of the property.











GARAGE COMPLEX

This property features a larger than average double garage that offers more than just ample space for vehicle storage. With its two electric doors, this garage combines functionality with convenience, allowing for easy access and secure parking. However, its versatility extends far beyond its primary purpose.

A separate entrance leads to a convenient WC, providing a practical amenity if you're out in the garden. Beyond the WC area, a staircase leads up to a large games room, adding an exciting element to the garage. This expansive space presents opportunities for recreation and entertainment. Whether it's setting up a pool table, table tennis, arcade games, or creating a home theatre, the games room offers a versatile area for leisure activities and socialising.

Additionally, the layout and potential conversion of this space offer the possibility of transforming it into an annex. With some modifications and thoughtful design, the games room and surrounding area could be converted into a self-contained living space, suitable for guests, extended family, or even generating rental income. This added flexibility makes the property adaptable to changing needs and lifestyles (subject to appropriate consents).

ACCOMMODATION

ENTRANCE PORCH

ENTRANCE HALL

CLOAKROOM/WC

LOUNGE

20'6" x 15'5" into bay (6.25m x 4.70m into bay)

STUDY

13'8" x 8'11" (4.17m x 2.74m)

SNUG

10'11" x 10'0" (3.35m x 3.05m)

KITCHEN

17'5" x 8'2" (5.33m x 2.49m)

DINING ROOM

10'5" x 20'11" into bay (3.18m x 6.40m into bay)

REAR LOBBY

UTILITY ROOM

MASTER BEDROOM

13'1" x 12'4" (4.01m x 3.78m)

EN-SUITE

DRESSING ROOM

BEDROOM 2

13'3" x 12'4" (4.06m x 3.76m)

BEDROOM 3

14'0" x 10'2" (4.27m x 3.12m)

BEDROOM 4

12'11" x 6'7" (3.96m x 2.03m)

BATHROOM

GARAGE

23'10 x 21' (7.26m x 6.40m)

GAMES ROOM

20'5 max x 21' (6.22m max x 6.40m)

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 G. (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.

STPP

Subject to planning permission to extend the property



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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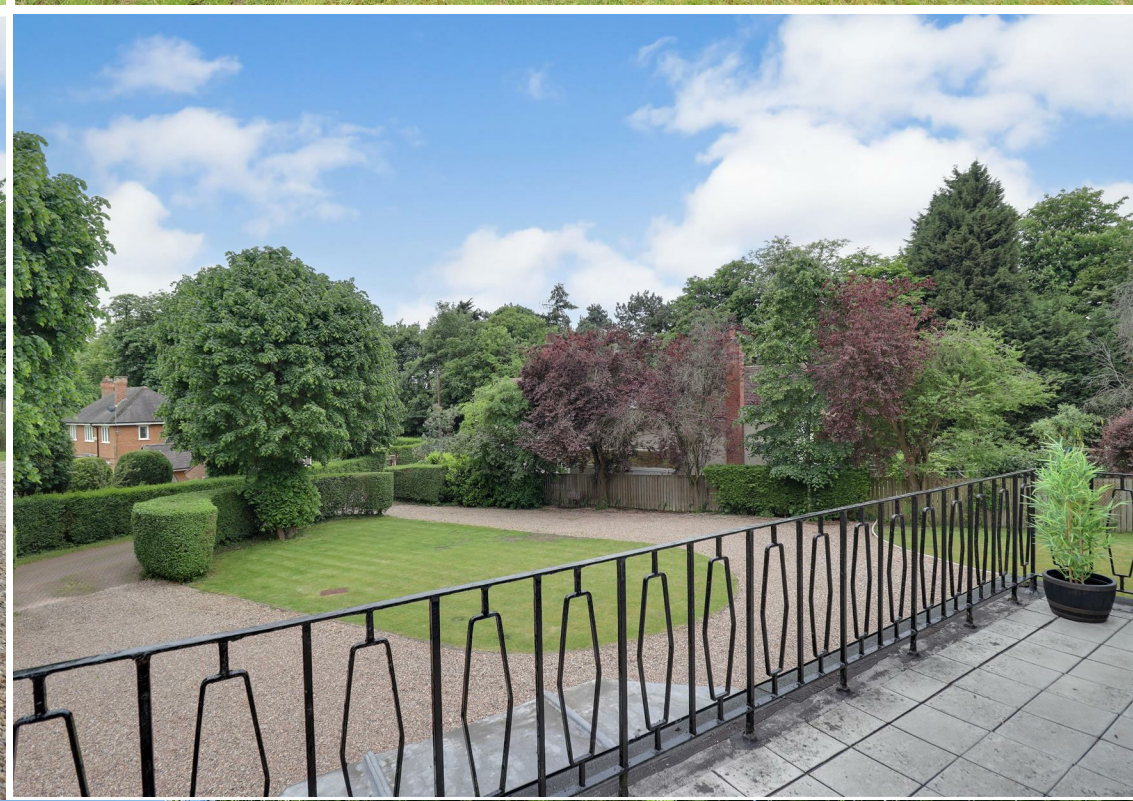
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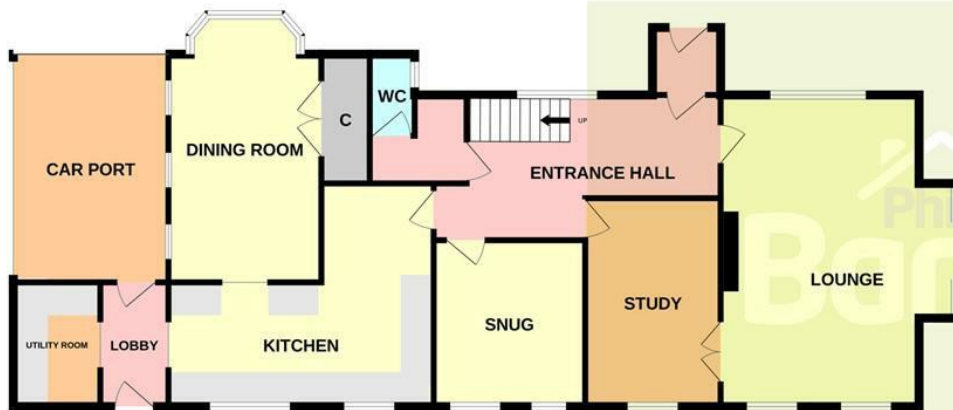








GROUND FLOOR
1344 sq.ft. (124.8 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 2293 sq.ft. (213.1 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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GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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