



Fountains Way, North Cave, HU15 2NW
£425,000

Philip
Bannister
Estate & Letting Agents

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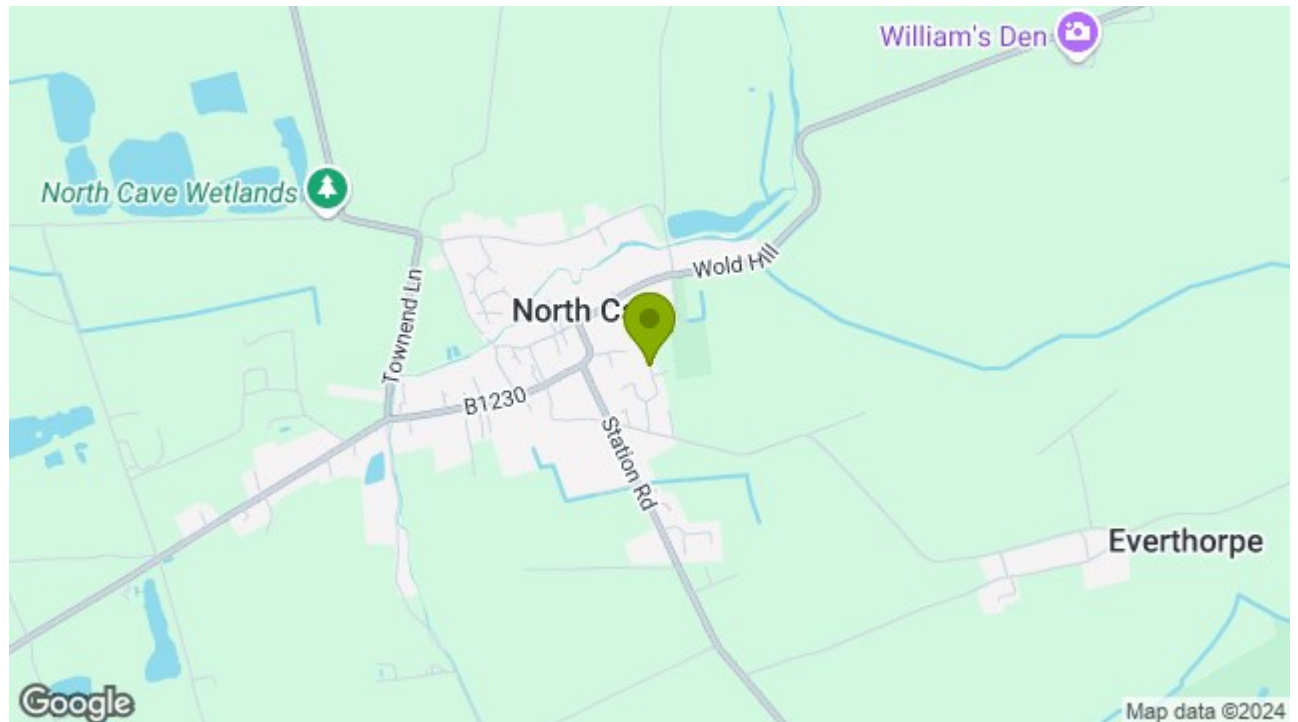
Key Features

- Exception Detached Home
- 4 Double Bedrooms
- Finished To A High Standard
- Luxurious Bathroom & En-Suite
- Juliet Balcony With Fabulous Views
- 2 Reception Rooms
- Open Plan Kitchen Family Dining Room
- Utility Room & WC
- Private Rear Garden
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	

This exceptional family home, completed to an extremely high standard, boasts fabulous far reaching views to the rear. The double fronted accommodation opens with a welcoming central entrance hall, flanked by a bay-fronted lounge on one side and a versatile snug on the other. The rear of the property showcases a stunning open-plan kitchen family dining room, featuring an array of integral appliances, quartz work surfaces, and bi-folding doors that seamlessly extend the living space into the garden. A practical utility room and a convenient WC are located off the kitchen, enhancing the home's functionality.

The first floor is equally impressive, with the primary bedroom offering bi-folding doors that open to a glazed Juliet balcony, providing fabulous views. This luxurious suite includes a dressing room and a sumptuous en-suite shower room. Three additional double bedrooms are well-served by a beautifully appointed family bathroom. Outside, the well-tended rear garden ensures excellent privacy, while the driveway and garage provide ample parking. Newly built in 2021, the property still retains its NHBC warranty, ensuring peace of mind and quality assurance for the discerning homeowner.







ACCOMMODATION

The well appointed accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The welcoming entrance hall is accessed via a composite door and features a tiled floor, staircase leading to the first floor and access to a cloaks cupboard.

LOUNGE

16'3 x 11'5 (4.95m x 3.48m)

An attractive bay fronted reception room with a stylish wall mounted electric fire.

SNUG

9'5 x 8'6 (2.87m x 2.59m)

A versatile front facing reception room which is ideal for a home working, children's playroom or snug. With a window to the front elevation and access to an under stair storage cupboard.

KITCHEN FAMILY DINING

A superb open plan space positioned across the rear of the property with designated areas for cooking and entertaining. There is a continuation of the tile flooring throughout the room

KITCHEN

16'2 x 11' (4.93m x 3.35m)

The kitchen is fitted with a comprehensive range of sleek wall and base units which are mounted with quartz worksurfaces, overhanging breakfast bar and matching upstands. The units include plinth and undercabinet lighting, there is a moulded sink unit with mixer tap and a range of integral appliances which include an AEG oven, microwave oven, halogen hob, fridge freezer and dishwasher.

FAMILY DINING AREA

12'6 x 10'9 (3.81m x 3.28m)

With ample space for dining and entertaining, bi-folding door open to the rear garden.

UTILITY ROOM

With matching units to those of the kitchen, quartz worksurface with moulded sink unit and matching upstands. There is a continuation of the tiled floor, window to the side elevation and a door leading to the garage.

W.C.

With a contemporary white suite comprising WC and vanity wash basin mounted upon a fixed unit. There are half tiled walls and a continuation of the tiled floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level, there is a built-in airing cupboard.

BEDROOM 1

11'11 x 18'3 (3.63m x 5.56m)

This impressive bedroom is a real feature of the property having bi-folding doors opening to a glazed Juliet balcony with some fabulous views. There is access to a fitted walk-in wardrobe and en-suite facilities.

EN-SUITE

The luxuriously appointed en-suite is fitted with a wall hung wash basin, WC and a shower cubicle with a thermostatic shower and tiled inset. There are half tiled walls, a tiled floor, chrome heated towel rail and a window to the side elevation.

BEDROOM 2

14'10 x 12'7 (4.52m x 3.84m)

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

BEDROOM 3

9'7 x 13'8 (2.92m x 4.17m)

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

BEDROOM 4

10'3" x 10'7" (3.13m x 3.25m)

Positioned above the garage, having a vaulted ceiling, a dormer window to the front and a Velux window.

BATHROOM

The spacious family bathroom is fitted with a four piece suite comprising WC, pedestal wash basin, double-end bath with central mixer and a large walk-in shower cubicle with a thermostatic shower and tiled inset. There are half tiled walls, a tiled floor, window to the rear elevation and a chrome heated towel rail.

OUTSIDE

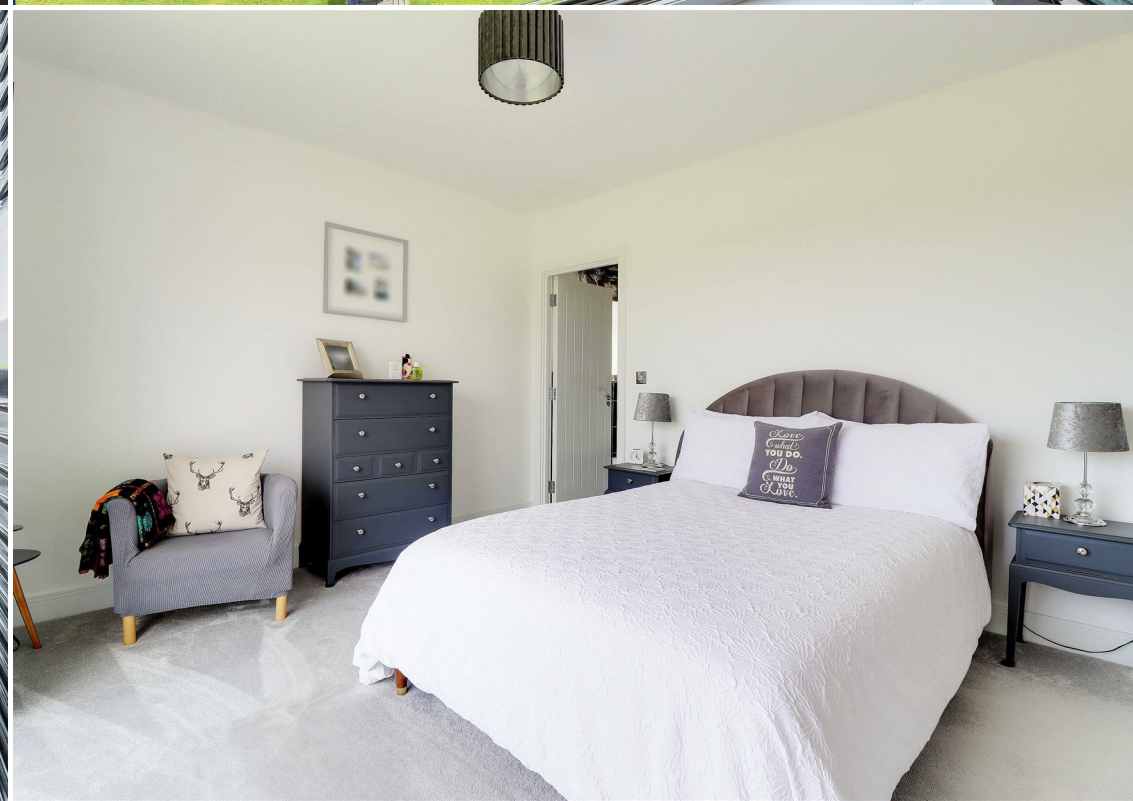
FRONT

To the front of the property there is a lawned garden with a block paved footpath leading to the entrance door. There are flower beds to the front of the property and a further footpath from the driveway.

REAR

To the rear of the property there is an attractive garden which enjoys excellent privacy. The garden is mainly laid to lawn with a patio area adjoining the property and gravelled planting beds running the perimeter. A further patio sits to the rear of the garage.





DRIVEWAY & GARAGE

There is a block paved driveway to the front of the property which provides off street parking. The driveway leads to a garage with an up and over door to the front and a roller door to the rear which provides access through to the rear garden.

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.

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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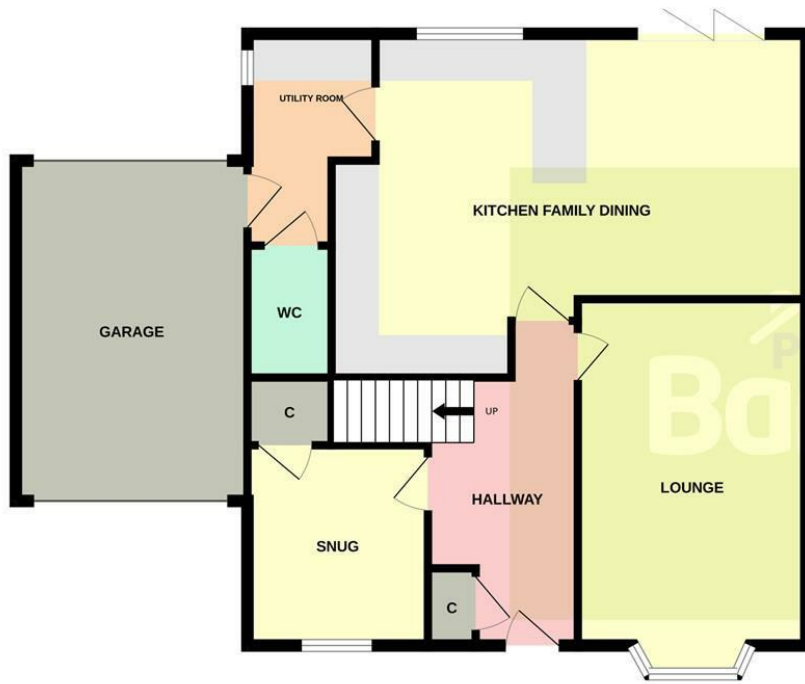
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GROUND FLOOR
938 sq.ft. (87.1 sq.m.) approx.



1ST FLOOR
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.1 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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