



Medlar Drive, Welton, HU15 1TE
£460,000

Philip
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Estate & Letting Agents

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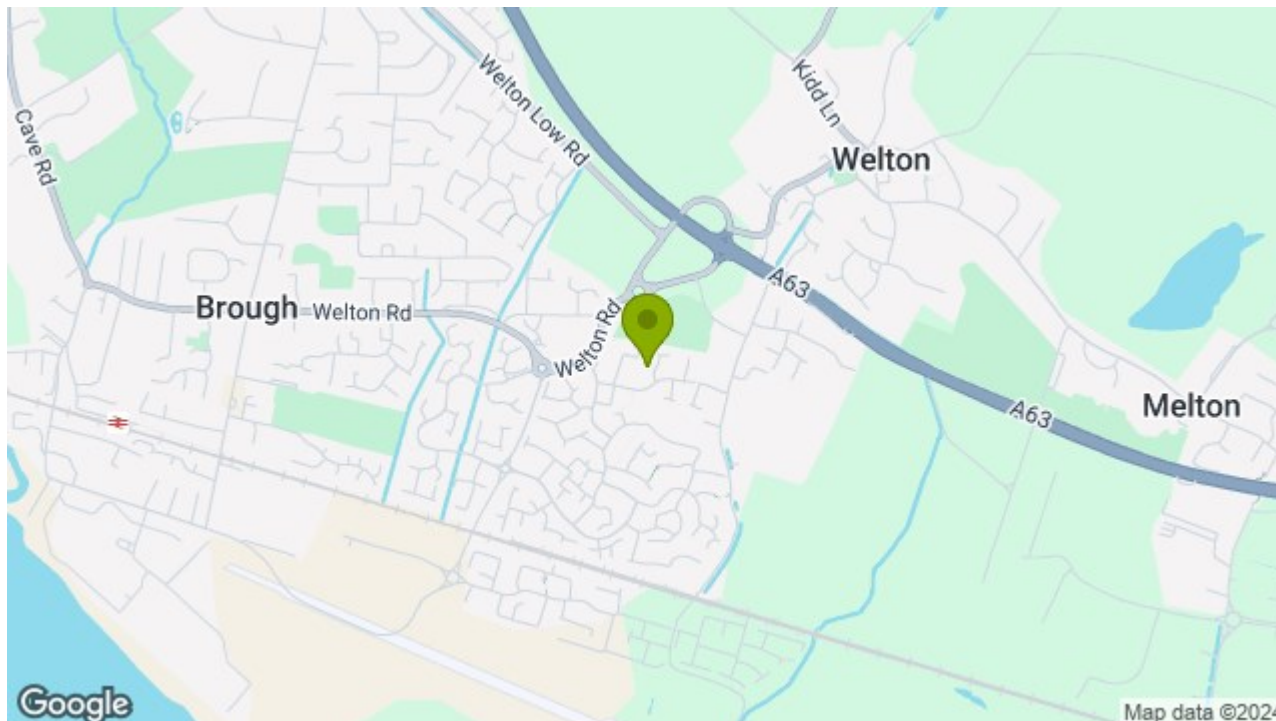
Key Features

- Stunning Family Home
- 5 Double Bedrooms
- Views Across Welton Cricket Club
- Beautiful 'Farmhouse' Kitchen With Log Burner
- Fabulous Day Room With Bi-Folding Doors
- Attractive Lounge With Log Burner
- Luxurious Bathroom & En-Suite
- Landscaped Rear Garden
- Driveway Parking & Garage/Store
- EPC = C

This stunningly presented detached family home offers an exceptional living experience with its five spacious double bedrooms and enviable views across Welton Cricket Club. Nestled in a sought-after cul-de-sac on the edge of the village, upon entering, you're greeted by a welcoming entrance hall that leads to a modern cloakroom/WC and a front-facing lounge, where a bay window and an impressive log-burning stove create a cosy atmosphere. The heart of the home is the 'farmhouse' style kitchen, complete with a log burner, and a spectacular day room featuring a vaulted ceiling with exposed timber beams and bi-folding doors that seamlessly connect to the beautifully landscaped rear garden. A convenient utility space is located off the kitchen, as is a second versatile reception room with French doors opening to the garden.

The first floor continues to impress with five generously sized double bedrooms, three of which are equipped with fitted wardrobes for ample storage. The primary bedroom is a true retreat, boasting a luxurious en-suite that complements the equally stylish family bathroom. Outside, the property offers excellent curb appeal with a block-paved driveway at the front and a fabulous rear garden designed for relaxation and entertainment. This home effortlessly blends elegant design with practical living, making it a perfect choice for families seeking both comfort and style.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(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

The property is nicely positioned in the cul-de-sac which is located on the boundary of Welton and Brough with views over the Cricket Club. The picturesque village of Welton boasts a central pond and stream overlooking a small green next to the village church. This highly popular village situated some nine miles West of Hull City Centre offers the perfect blend of rural calm and convenience living. The village has a small array of local shops, a public house & restaurant, primary school and public transport facilities. Good road connections are accessed directly by the A63/M62 motorway link running to the South of the village. Rail connections can be made at nearby Brough which facilitates a high speed link to London Kings Cross. Further shopping facilities are also available in Brough including a Morrisons supermarket.

ACCOMMODATION

Beautifully presented throughout and arranged over two floors, comprising:

GROUND FLOOR

A recessed storm porch leads to:

ENTRANCE HALL

Allowing access through a residential entrance door, featuring a turning staircase which leads to the first floor, wooden flooring throughout and access to a cloakroom/WC.

CLOAKROOM/WC

The ground floor cloakroom/wc is fitted with a two piece suite comprising WC and a vanity wash basin. There is a continuation of the wooden flooring and a window is to the front elevation.

LOUNGE

17'2" + Bay x 12'0" (5.23 + Bay x 3.66)

This bay fronted reception room features a stunning fireplace with recessed multi-fuel burning stove mounted on a hearth beneath a wooden mantle. A continuation of the wooden flooring runs throughout.

SITTING ROOM

12'0" x 9'11" (3.66 x 3.02)

Located to the rear of the property and well positioned off the kitchen is this versatile reception room. Currently

utilised as a second sitting room with a continuation of the wooden flooring and French doors leading to the rear garden.

BREAKFAST KITCHEN

13'6" x 18'0" (4.11 x 5.49)

This delightful 'Farmhouse' style kitchen is the heart of the home and features an excellent range of shaker wall and base units mounted with solid wood work surfaces, a matching central island offers further storage and a breakfast bar. A tiled splashback complements the fitted units and there is a Belfast sink with a traditional mixer ap beneath a window to the rear elevation. There are integral appliances which include a range cooker beneath an extractor hood, dishwasher and space for an American fridge freezer. A stunning log burning stove sits upon a hearth, the wooden floor continues throughout and the kitchen opens to:

DAY ROOM

12'0" x 8'5" (3.66 x 2.57)

Extending to the rear, this superb day room opens from the kitchen. With exposed brickwork and a beamed ceiling, there are bi-folding doors which open to the garden. Two windows to the side elevation and two skylights flood the room with natural light.

UTILITY

10'0" x 8'5" (3.05 x 2.57)

This utility space has been expertly created by dividing the garage and is located off the Kitchen. Fitted with a range of wall and base units mounted with complementary worksurfaces and matching upstands, there is space and plumbing for an automatic washing machine and further spaces for an upright fridge freezer and tumble dryer.

FIRST FLOOR

LANDING

The landing area provides access to the accommodation at first floor level. There is a loft hatch, fitted light tunnel which allows natural light to the area and there is a useful storage cupboard. A second loft above bedrooms 3 and 4 is boarded, decorated and installed with light and power. A drop-down ladder provides access.

BEDROOM 1

12'11" x 9'2" + Wardrobes (3.94 x 2.79 + Wardrobes)

The primary bedroom features a wall of fitted wardrobes, a window to the front elevation and wooden flooring. There is access to en-suite facilities.

EN-SUITE

A luxuriously appointed en-suite which is fitted with a vanity wash basin beneath an illuminated mirror, WC and a shower enclosure with a contrasting tiled inset and a thermostatic shower. There is further tiling to the walls, a heated towel rail and a window to the side elevation.

BEDROOM 2

11'1" + Wardrobes x 10'4" (3.38 + Wardrobes x 3.15)

A second double bedroom which features two fitted double wardrobes and a window to the rear which enjoys enviable views over the Cricket Club.

BEDROOM 3

14'6" x 8'0" (4.42 x 2.44)

This third double bedroom which features a fitted wardrobe with sliding doors and a dormer style window to the front elevation.

BEDROOM 4

11'6" max x 8'0" max (3.51 max x 2.44 max)

A further double bedroom with a window to the rear elevation which enjoys similar views to those of the second bedroom.

BEDROOM 5

9'9" x 8'0" (2.97 x 2.44)

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

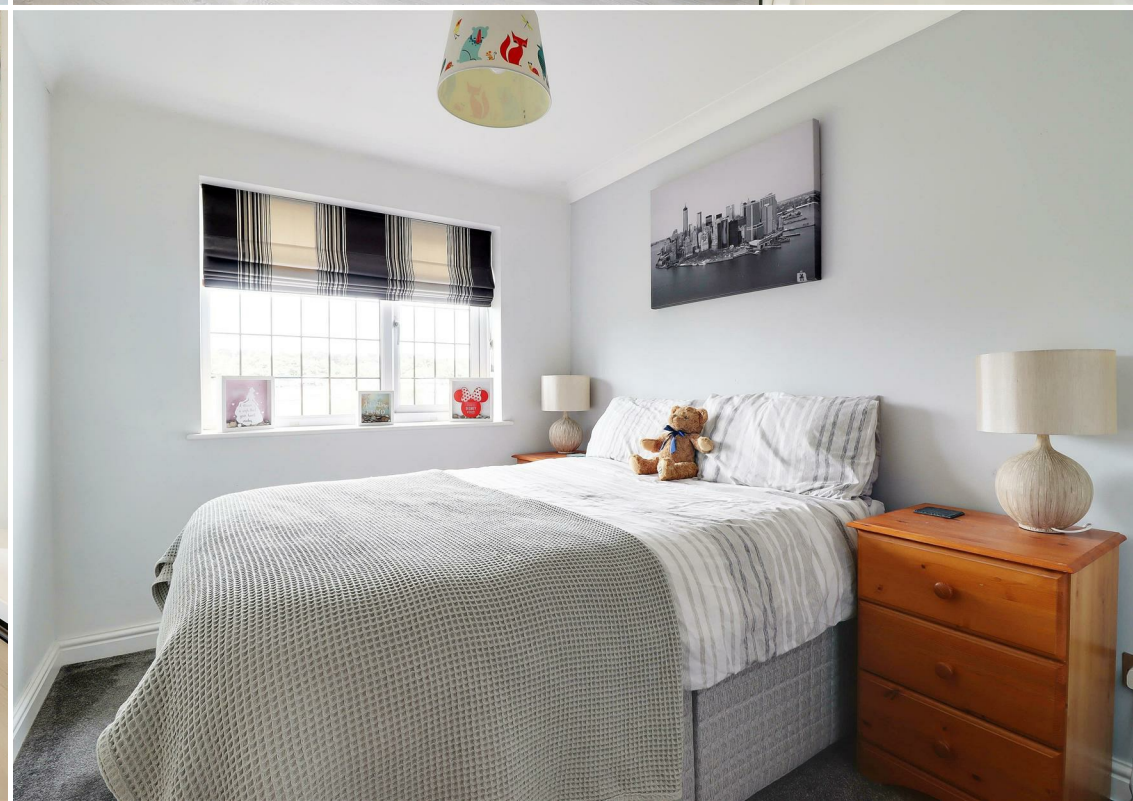
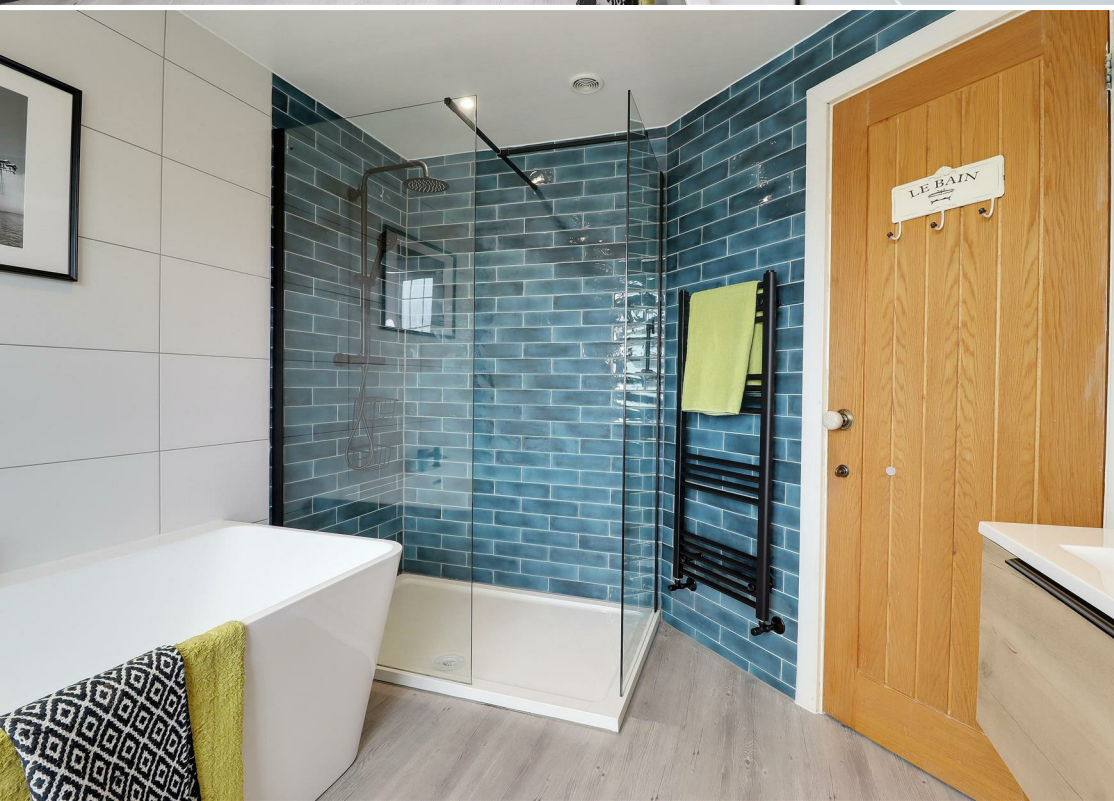
BATHROOM

9'9" x 8'9" (2.97 x 2.67)

A lavishly appointed family bathroom which is fitted with a quality four piece suite incorporating a wall hung wash basin, WC, freestanding bath with central fill and a large walk-in shower enclosure with contrasting tiled inset and a thermostatic shower. There is further wall tiling and a designer column radiator.

OUTSIDE





REAR GARDEN

The attractive rear garden enjoys excellent privacy whilst bordering the cricket club. The garden is delightfully landscaped with a sandstone patio adjoining the property with a lawn beyond. A larger sandstone patio extends to one side of the garden where there is a large covered entertaining space with retractable screens and a hot tub (via separate negotiation).

DRIVEWAY & GARAGE

A block paved driveway allows off street parking for several vehicles. The driveway leads to the garage which has been divided to create the utility room, therefore now provides a useful storage space with an up and over door to the front, light and power.

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.

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
924 sq.ft. (85.9 sq.m.) approx.

1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 1693 sq.ft. (157.2 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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