



Longleat Avenue, Elloughton, HU15 1RL  
£450,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Longleat Avenue, Elloughton, HU15 1RL

## Key Features

- Executive Detached Property
- 4 Double Bedrooms
- 2 Formal Reception Rooms
- Stunning Family Living Kitchen
- En-Suite & Dressing Room To Master Bedroom
- Further En-Suite Bedroom Within A Loft Conversion
- Corner Position With Good Sized Gardens
- Garden Lodge With Light & Power
- Double Garage, Driveway & EV Charger
- EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	84	
(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	

A luxurious detached residence boasting four double bedrooms, including an impressive loft conversion. The centrepiece of this fabulous home is the stunning family living kitchen, stretching across the width of the property and featuring a range of integral appliances and quartz worksurfaces. A tasteful hallway complete with a cloakroom/wc welcomes you to the property, while two formal reception rooms at the front offer formal living spaces. The convenience of a utility room off the kitchen adds practicality to the design.

Upstairs, three double bedrooms await, with the master suite featuring a dressing room and en-suite, alongside a family bathroom. Ascend to the superb loft conversion, revealing an additional bedroom with en-suite facilities.

Outside, the property boasts ample parking with a driveway equipped with an EV charger, along with a double garage. The beautifully landscaped rear garden beckons with its large patio area, lawns, and a fabulous garden lodge, complete with light and power, creating a perfect retreat for entertaining or home working.

A truly exceptional home that must be viewed.













## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Accessing the property through a residential entrance door which leads to the internal accommodation. The welcoming entrance hall features a staircase to first floor accommodation with storage cupboard beneath, access to a cloakroom/WC. There is a wood effect tiled floor.

#### CLOAKROOM/WC

Fitted with a two piece suite featuring WC and wash basin, partial tiling around the concealed cistern. There is a continuation of the wood effect tiled flooring.

#### LOUNGE

16'2" x 11'5" (4.93 x 3.48)

A generous reception room with ample space for living room furniture and an attractive bay window to the front which floods the room with natural light.

#### STUDY/SNUG

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

A second reception room which offers excellent versatility and enjoys a dual aspect with windows to two elevations.

#### FAMILY LIVING KITCHEN

15'1" x 29'2" (4.60 x 8.89)

The spectacular open-plan family dining kitchen is the 'heart of the home.' The kitchen is fitted with a comprehensive range white fronted wall and base units mounted with quartz work surfaces and matching upstands. A recessed sink unit with a professional mixer tap. A host of integrated Zanussi appliances include a stainless steel double oven, 5 ring gas hob beneath a slimline extractor hood, dishwasher and fridge freezer. A central island doubles as a breakfast bar with additional kitchen units and matching quartz work surfaces. The wood effect tiled flooring continues throughout the dining and sitting area, with two sets of French doors opening to the rear garden.

#### UTILITY ROOM

6'6" x 5'1" (1.98 x 1.55)

Adjoining the Kitchen and having matching wall and base

units, quartz work surfaces and sink unit with mixer tap, a continuation of the wood effect tiled flooring, space and plumbing for automatic washing machine and tumble dryer. A door allows access to the side of the property.

### FIRST FLOOR

On the first floor, there are four double bedrooms, with the master boasting a contemporary en-suite shower room. The remaining bedrooms are served by a modern family bathroom

#### LANDING

With airing cupboard and access to rooms at first floor level. There is a further staircase leading to the second floor.

#### BEDROOM 1

15'1" x 11'5" (4.60 x 3.48)

This excellent double bedroom features a window to front elevation and en-suite facilities off. There is an opening to:

#### DRESSING ROOM

9'7" x 10'2" (2.92 x 3.10)

With fitted mirror fronted sliding wardrobes, a second set of fitted wardrobes, dressing table and a window to the rear.

#### EN-SUITE

5'3" x 6'10" (1.60 x 2.08)

This contemporary en-suite shower room features a three piece suite comprising WC with concealed tiled cistern, wash basin housed within vanity unit and shower cubicle, finished with tiled flooring, chrome heated towel rail and a window to the front.

#### BEDROOM 2

12'8" x 10'0" (3.86m x 3.05m)

A further excellent sized double bedroom featuring fitted wardrobes and windows to front and side elevation.

#### BEDROOM 3

8'11 x 9'11 (2.72m x 3.02m)

This double room is located to the rear of the property with access to an under stair storage cupboard and a window to the rear.

## BATHROOM

5'6" x 8'0" (1.68 x 2.44)

A modern family bathroom, benefiting from three piece suite comprising WC with concealed tiled cistern, wash basin and panelled bath with complementary wall tiling and a window to the rear.

### SECOND FLOOR

#### LANDING

With access to:

#### BEDROOM 4

22'3 max x 10' (6.78m max x 3.05m)

Forming part of a fabulous loft conversion, with two Velux windows, eaves storage and an opening to:

N.B. We have been advised by the seller that the loft conversion has been approved by Building Control, they do however await the final certificate. This is due to arrive around the 13th May 2024 and will be available after this date.

#### EN-SUITE

A well appointed en-suite with a three piece suite comprising WC, wash basin within a vanity unit and a shower cubicle with tiled inset. There is an electric chrome heated towel rail and a Velux window.

### OUTSIDE

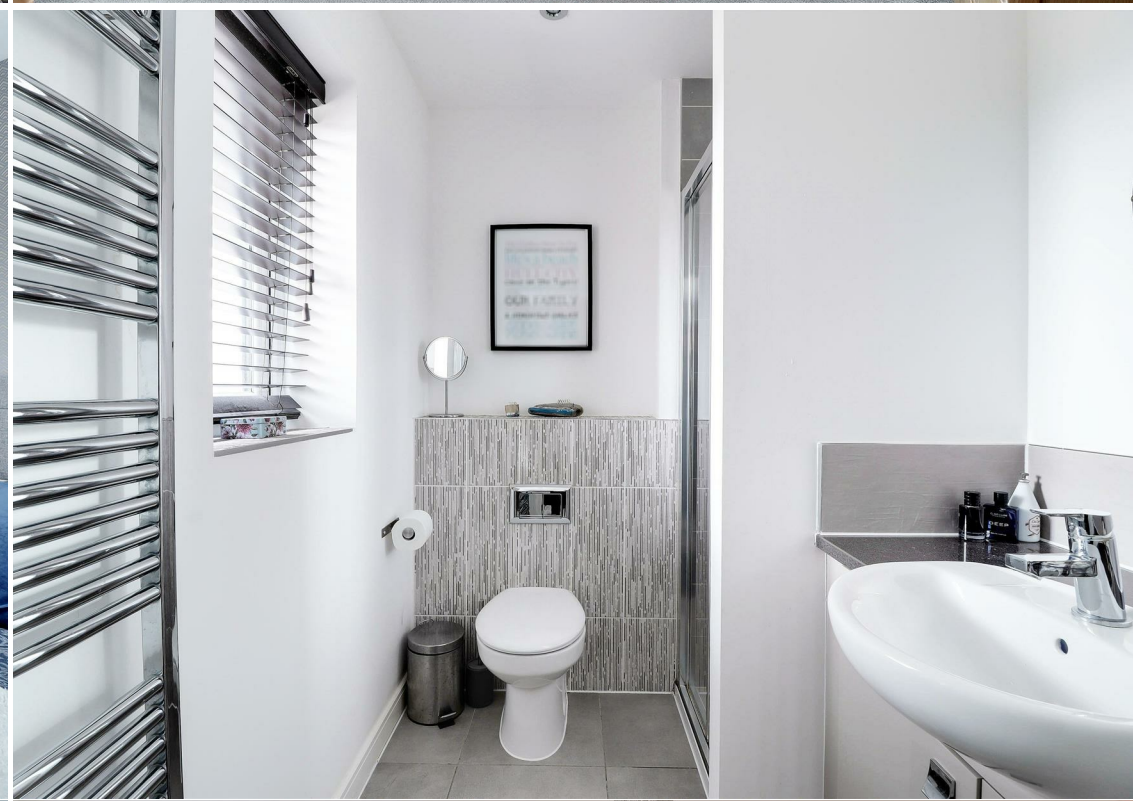
#### FRONT

To the front of the property there is a double width block paved driveway which provides excellent off street parking. There are established planting and gravelled beds to the front boundary line.

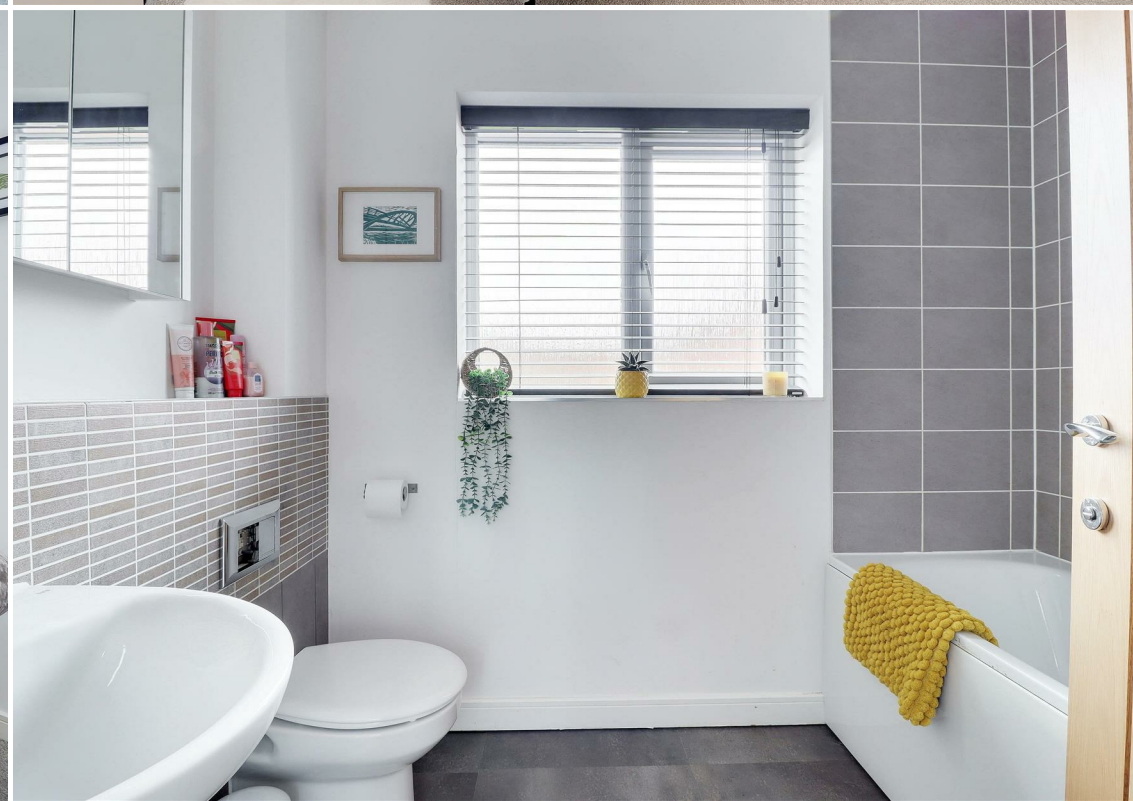
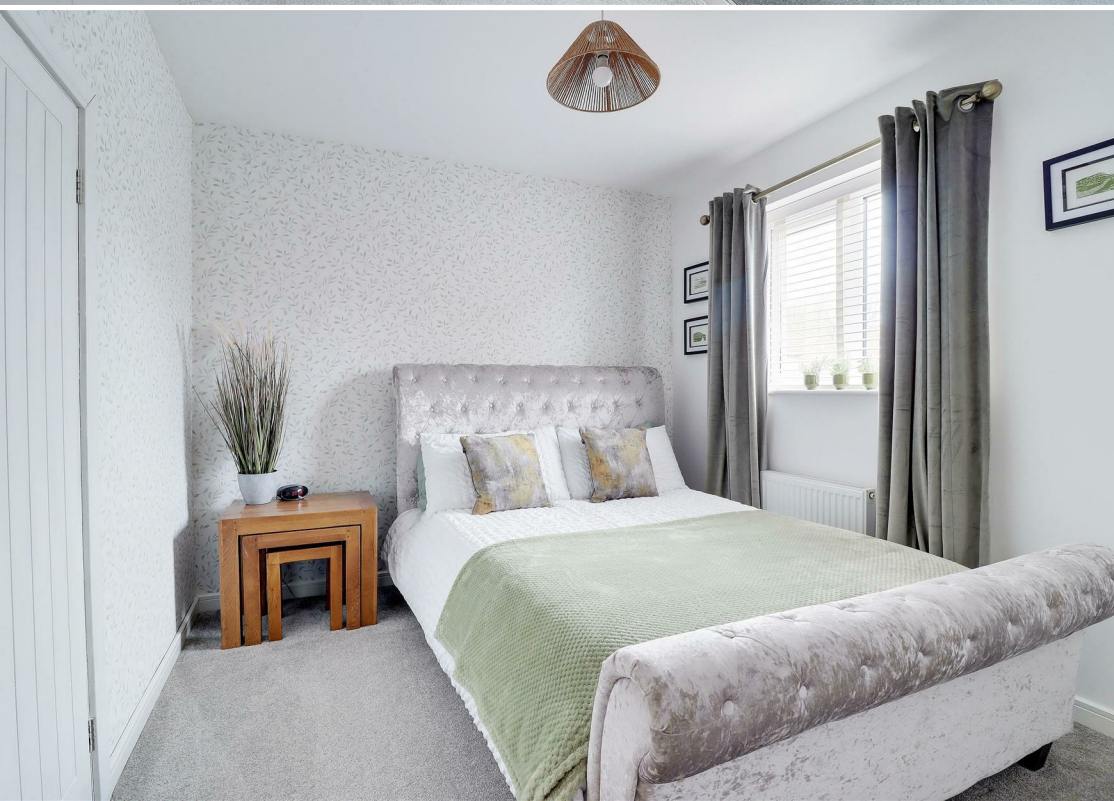
#### REAR

The rear garden is delightfully landscaped with a large sandstone patio adjoining the property which extends to a further raised patio area. There are two lawn areas, established shrubbery and a further secluded gravelled seating area. The patio continues to the side of the property which offers a great outdoor storage area.











## GARDEN LODGE

A superb addition to the property is this timber clad garden lodge. Having light and a power supply, it makes an ideal space for entertaining or as a home office.

## DOUBLE GARAGE

Adjoining the property to the front is a double garage, with up and over door, light and power supply. There is a personnel door accessed from the side of the property.

## 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. The loft conversion has electric panel heating.

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 F. (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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT 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



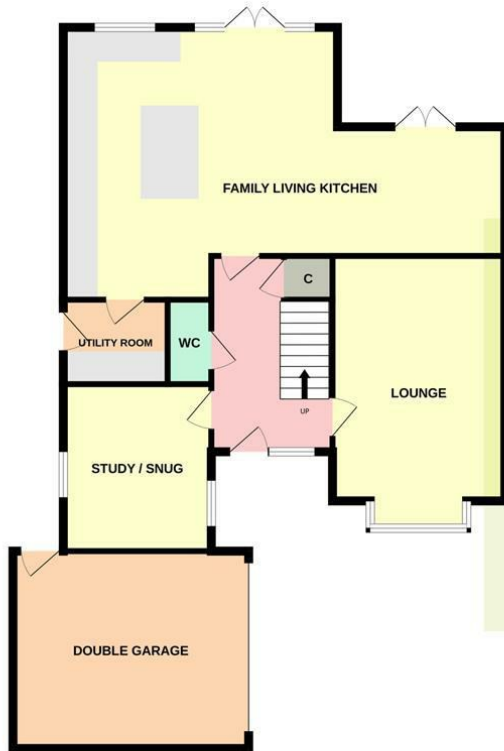








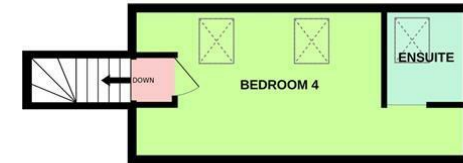
GROUND FLOOR  
1060 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
725 sq.ft. (67.4 sq.m.) approx.



2ND FLOOR  
246 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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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