



Honeysuckle Close, Brough, HU15 1TQ
£469,950



Platinum Collection

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This executive five-bedroom detached house is nestled towards the end of Honeysuckle Close, a quaint cul-de-sac just off Myrtle Way, the property was originally built by David Wilson Homes as part of their prestigious signature collection. The accommodation is immaculately presented, complemented by landscaped gardens designed for low maintenance, and includes an integral garage. Additionally, there is a substantial separate brick and pitched tiled outbuilding (approx. 31m²) with planning permission to be connected to the main house or used as an entertainment space, gym, or for various other purposes.

Inside, the home features a spacious hallway, a separate lounge, a study, and a stunning double-height central atrium, perfect for family gatherings and entertaining guests. The beautifully designed open-plan living dining kitchen comes with a utility area and there is a convenient downstairs cloakroom/WC. On the first floor, there are five well-appointed fitted bedrooms, two of which have en-suite shower rooms, along with a luxurious four-piece family bathroom.

Externally, the property boasts an extensive block-paved driveway providing ample parking and access to the integral garage. An attractive courtyard area, accessible from the atrium, enjoys a southerly aspect and leads to the rear garden, which features a combination of patio space, artificial grass, and raised shrub and planting beds. This meticulously designed outdoor area is perfect for relaxation and hosting outdoor activities.

The thoughtful enhancements and elegant design make this property a unique and highly desirable family home.



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Key Features

- Executive Detached Home
- 5 Excellent Sized Fitted Bedrooms
- Stunning Central Atrium
- 2 Formal Reception Rooms
- Open Plan Living Dining Kitchen + Utility Area
- 3 Bath/Shower Rooms + WC
- Private Garden & Courtyard
- Large 31m2 (approx.) Outbuilding With Planning
- Integral Garage



Energy Efficiency Rating		
	Current	Potential
Very 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		
	74	80
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

An oak framed storm porch leads to a solid oak residential entrance door. Opening to a a spacious and welcoming entrance hall with Karndean flooring. A staircase leads to the first floor accommodation and there is a useful storage cupboard beneath.

CLOAKROOM/WC

Located off the entrance hall is the cloakroom/WC which is fitted with a two piece suite comprising wash basin and a WC.

LOUNGE

14'0" x 12'9" (4.27m x 3.91m)

A well proportioned front facing reception room with a feature fire surround housing a living flame gas fire. There are two windows to the front elevation, Karndean flooring and bi-folding doors opening from:

ATRIUM

18'4" x 9'8" (5.61m x 2.97m)

A simply stunning space nestled in the heart of the property with a double height glazed atrium enjoying a southerly aspect and having double doors opening to a courtyard area. This flexible space offers a multitude of uses and sits beneath a galleried landing. Double doors open to:

LIVING DINING KITCHEN

23'5" x 13'8" (7.14m x 4.19m)

Positioned to the rear of the property with French door opening to the garden is this lovely open plan living dining kitchen. Having an extensive range of high gloss wall and base units which are mounted with Corian worksurfaces beneath a tiled splashback. The worksurface extends to a breakfast bar and there are a series of integral appliances which includes two NEFF ovens, an induction hob beneath a stylish extractor hood, dishwasher, BOSCH larder fridge and an AEG freezer. There is a recessed sink unit positioned beneath a window to the rear, undercabinet and

plinth lighting. To the opposite end of the kitchen there is ample space for a living or dining suite and the Karndean floor runs throughout.

UTILITY AREA

The utility area has a continuation of the wall and base units mounted with Corian worksurfaces beneath a tiled splashback, a further sink unit with mixer tap, an integrated NEFF microwave, space and plumbing for an automatic washing machine. There is a continuation of the Karndean flooring.

STUDY

11'5" x 8'2" (3.48m x 2.51m)

Positioned to the front of the property is this versatile reception room. The space is currently utilised as a study but could be a children's playroom or snug. There is a window to the front elevation.

FIRST FLOOR

GALLERIED LANDING

A most impressive galleried landing connecting the front and rear bedrooms. With a glass balustrade overlooking the double height atrium. There is a cylinder cupboard situated off.

BEDROOM 1

21'4" x 12'0" (6.52m x 3.68m)

A spacious dual aspect primary bedroom with windows to the front and rear elevations. The bedroom is accessed via a dressing area with fitted wardrobes.

EN-SUITE

With a three piece suite comprising WC, wash basin and a panelled bath with a shower and glazed screen over. There is tiling to the walls, a window to the front elevation and a heated towel rail.

BEDROOM 2

9'3" x 13'1" extending to 17'6" (2.82m x 3.99m extending to 5.33m)

A second double bedroom which is positioned to the front of the property. There is a window to the elevation and a range of fitted wardrobes to one wall.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a large shower enclosure with a tiled inset. There are half tiled walls and a window to the side elevation.

BEDROOM 3

14'0" x 9'8" (4.27m x 2.95m)

A further double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 4

10'2" x 11'6" (3.10m x 3.53m)

A fourth double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 5

10'2" x 9'1" (3.10m x 2.77m)

A generous fifth bedroom with fitted wardrobes and a window to the front elevation.

FAMILY BATHROOM

A generously proportioned family bathroom which is fitted with a four piece suite comprising WC, wash basin, panelled bath and a corner shower cubicle with a tiled inset. There are half tiled walls, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is an extensive block paved driveway which provides parking for multiple vehicles and gives access to the garage. An area of established shrubbery is to the front boundary.

REAR

The landscaped rear garden is a true delight and features paving and gravelled areas which lead to an artificial lawn and raised borders. An attractive wooden pergola runs the length of the outbuilding.

SIDE

A secluded paved courtyard area enjoys a southerly aspect and can be accessed via the garden or through the atrium.



GARAGE

20'11" x 12'2" (6.40m x 3.73m)

The integral garage features an up and over door, light and power. A personnel door leads from the courtyard.

OUTBUILDING

31'6" x 10'9" (9.60m x 3.28m)

A substantial brick and pitched tile outbuilding positioned to the rear of the property. The current occupiers use the building as storage, however it could be converted in to an office space, hobbies room, studio or gym. There is currently planning permission to attach the building to the main dwelling, offering the potential of creating guest accommodation (Subject To Consents).

N.B. The planning permission was part of an overall application which included erection of two storey extension to front and side, single storey extension to rear and external alterations REF:13/01607/PLF

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.

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?

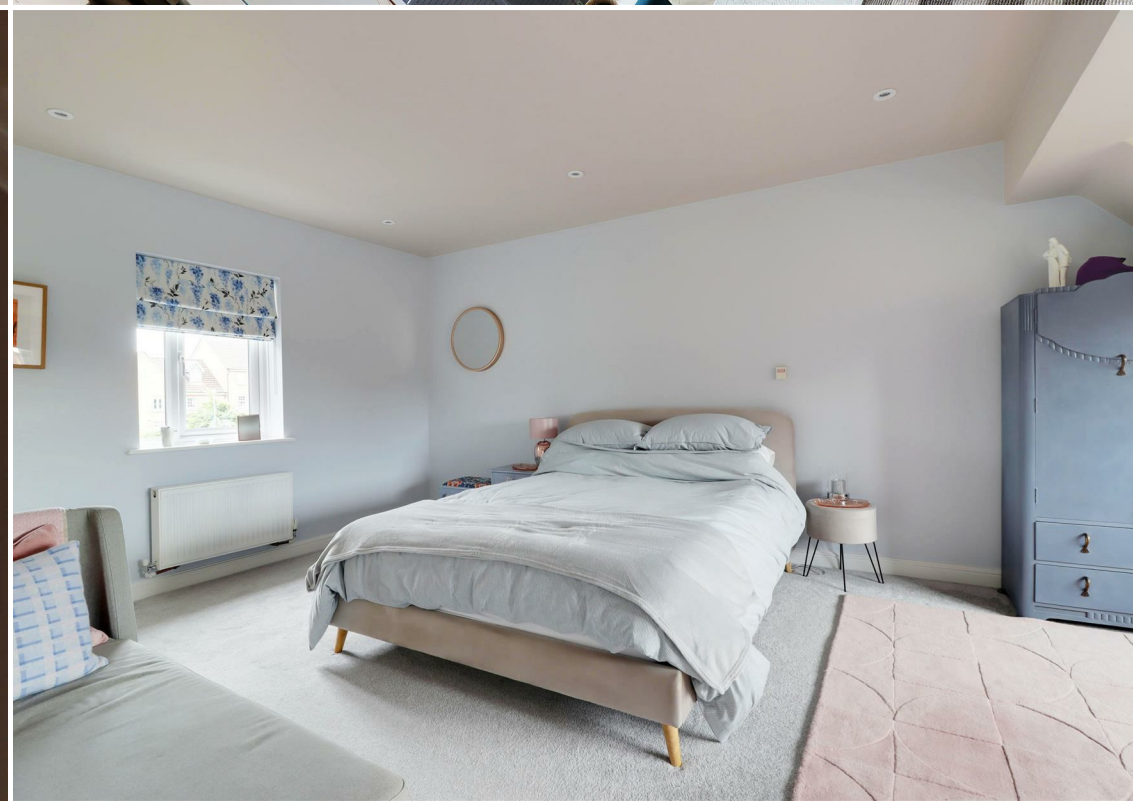
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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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
1609 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR
1257 sq.ft. (116.8 sq.m.) approx.



TOTAL FLOOR AREA : 2865 sq.ft. (266.2 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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