



Chatsworth Drive, Elloughton, HU15 1LS
£385,000


**Philip
Bannister**
Estate & Letting Agents

Chatsworth Drive, Elloughton, HU15 1LS

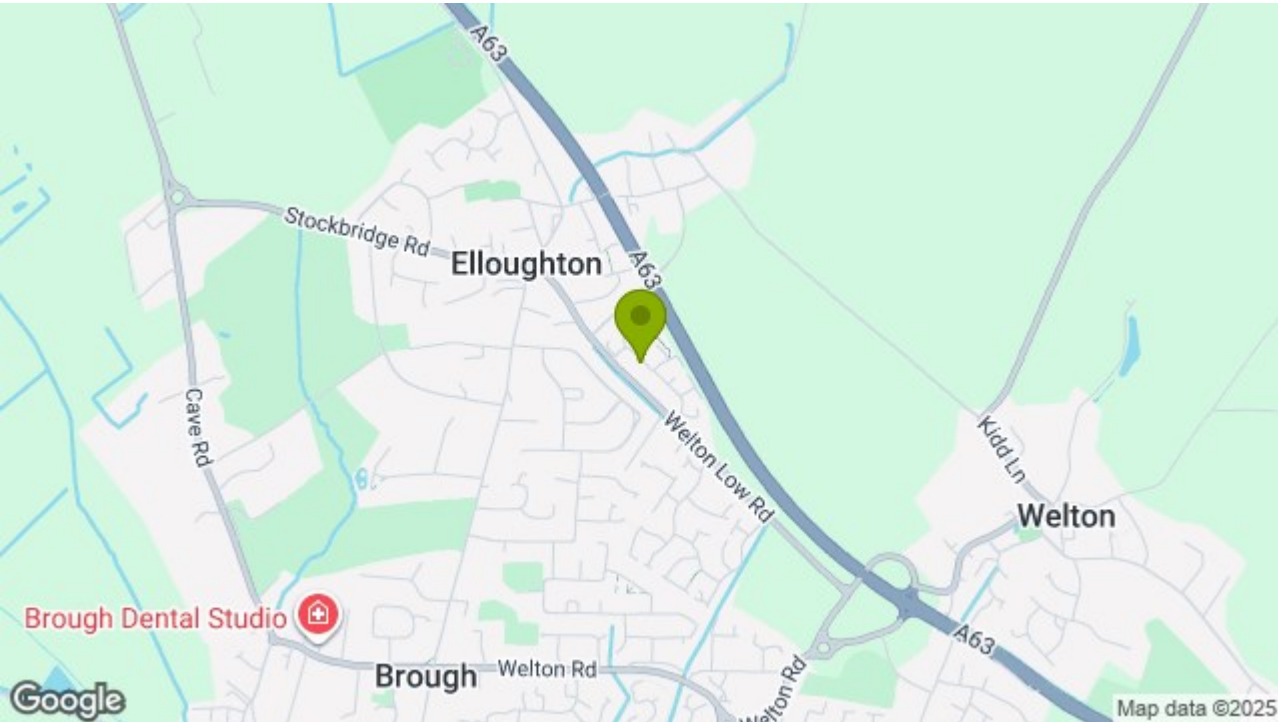
Key Features

- Stylish Detached Home
- Superbly Extended Contemporary Layout
- Stunning Family Living Kitchen
- 4 Generous Bedrooms
- Landscaped South Westerly Rear Garden
- Modern Bathroom & En-Suite
- Useful Laundry Room & Store
- Ground Floor Study/Playroom
- EPC = B
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	

EXTENDED CONTEMPORARY HOME - CHECK OUT THE PHOTOGRAPHS - This superbly extended and contemporary family home offers an exceptional standard of modern living, perfectly suited to today's lifestyle. At the heart of the home is a stunning open-plan family living kitchen, beautifully appointed with integral appliances and flooded with natural light from a striking glazed lantern. A welcoming central entrance hall leads to a cloakroom/WC, a comfortable lounge, and a versatile study or playroom. The thoughtfully designed layout also includes a practical laundry room with access from the driveway and an adjoining store room for added convenience.

Upstairs, the property boasts four generously proportioned bedrooms, including a principal suite with a sleek, contemporary en-suite, complemented by a stylish family bathroom. Externally, the home continues to impress with driveway parking and a beautifully landscaped, low-maintenance rear garden that enjoys a desirable south-westerly aspect.







ACCOMODATION

The immaculately presented property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The central entrance hall allows access to the property through a residential door. A staircase leads to the first floor accommodation and there is a cloakroom positioned off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC with concealed cistern and wall hung wash basin. There are partially tiled walls and a continuation of the tiled floor which are both upgrades

FAMILY LIVING KITCHEN

A fabulous arrangement of kitchen, informal living and dining with this superbly extended space having floating corner bi-folds opening to the south westerly rear garden. The contemporary kitchen is fitted with a range of modern wall and base units mounted with contrasting quartz worksurfaces beneath a tiled splashback. A recessed sink unit with a mixer tap is positioned beneath a window to the front elevation, integral appliances include a double oven, 4 ring gas hob beneath an extractor hood, dishwasher and a fridge freezer. The open plan living dining space is the heart of the home with the dining area set beneath a glazed lantern.

LOUNGE

A well appointed formal reception room with ample space for a living room suite. There are French doors opening to the garden.

STUDY

Ideal space for working from home or to be utilised as a playroom, with a window to the front elevation.

LAUNDRY ROOM

An extremely useful space having direct access from the driveway and further access to the rear garden. It is fitted with wall and base units, Quartz worksurfaces with a recessed sink unit and mixer tap, space and plumbing for an automatic washing machine and further space for an undercounter appliance.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. There is loft access.

BEDROOM 1

A double bedroom positioned to the front of the property, with a window to the elevation.

EN-SUITE

Fitted with a three piece suite comprising WC with concealed cistern, wall hung wash basin and a large glass shower cubicle with tiling and a thermostatic shower. There are partially tiled walls, tiled floor and built-in alcove cupboard.

BEDROOM 2

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

BEDROOM 3

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

BEDROOM 4

A fourth good sized bedroom with a window to the rear.

BATHROOM

Fitted with a well appointed three piece suite comprising WC with concealed cistern, wall hung wash basin and a panelled bath has a thermostatic shower, tiled inset and a glazed shower screen. There is further half height tiling, tiled floor and a window to the rear elevation.

OUTSIDE

FRONT

A privet hedge is to the front boundary and a footpath leads to the property.

REAR

The landscaped rear garden benefits from a south westerly aspect and has been designed for low maintenance. A composite deck adjoins the property with artificial turf beyond. A shed sits to the rear of the brick store and there is timber fencing to the perimeter.

STORE

The former garage has been converted to a useful store, with loft access and a door leading to the garden. There is 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, there is however an Estate Charge with associate costs. Further details available on request.

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.

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money

Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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 NTSEAT 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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Approximate total area^m
1471 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

