



**12 The Octagon, Willerby, HU10 6BL**

**Price £440,000**

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### Introduction: A Statement of Sophistication

Welcome to 12 The Octagon, a four-bedroom semi-detached home reimagined to the highest standard. Nestled in an exclusive cul-de-sac in Willerby, this residence blends thoughtful architecture with luxurious comfort—presenting year-round family living in an exceptional setting.

### Extended Living at Its Best

In 2021, a striking rear extension transformed the ground floor into a seamless open-plan kitchen, dining, and living area. Wide-span sliding glass doors flood the space with natural light and frame the landscaped garden, creating a beautiful connection between indoors and out. With impeccable structural work and architectural design, this space sets the tone for contemporary, social family life.

### Gourmet Kitchen & Heating Innovation

The heart of the home is the bespoke kitchen, equipped with premium Neff appliances—including multi-function ovens and an induction hob—and an integrated fridge-freezer. A Quooker boiling water tap adds practicality and style, while expansive quartz counters and a feature island provide space for cooking and entertaining. Underfloor heating ensures warmth across the scale of the open plan layout.

### Cosy Retreat: The Lounge

To the front, the lounge offers a refined atmosphere: upgraded insulation, a feature wood-burning stove, and elegant finishes create a welcoming space to relax, whatever the season.

### Bedrooms: Flexible & Finished to Perfection

Upstairs, four well-sized bedrooms offer space for families, professionals working from home, or guests. The principal suite benefits from a brand-new contemporary en-suite shower room—fitted just months ago—while the modern family bathroom continues the home's quality aesthetic.

### Robust Upgrades, Real Peace of Mind

Major recent investments make this home truly turnkey:

- New tiled roof installed July 2024, backed by the remainder of a 10-year guarantee

- Upgraded central heating system & full thermal insulation
- Modern flooring and bespoke lighting throughout
- Underfloor heating across ground-floor living zones

### Garden & Outbuilding: Practical Elegance

The landscaped garden features a porcelain patio—ideal for alfresco dining or unwinding outdoors. A detached brick-built outbuilding currently used as a gym and office is easily adaptable back into a garage if needed. Fully enclosed and low maintenance, it offers year-round usability.

### Parking & Positioning

With its own private driveway, the home offers convenient off-street parking for residents and guests. As a freehold property in a peaceful cul-de-sac, the house combines privacy, convenience, and peace of mind.

### Prime Willerby Location

Positioned in one of East Yorkshire's most desirable villages, The Octagon is moments from the Willerby Shopping Park's amenities—cafés, supermarkets, restaurants—and a short commute to the A164. Excellent local primary and secondary schools, easy access to the Humber Bridge, and proximity to scenic countryside and the coast make this an ideal family location.

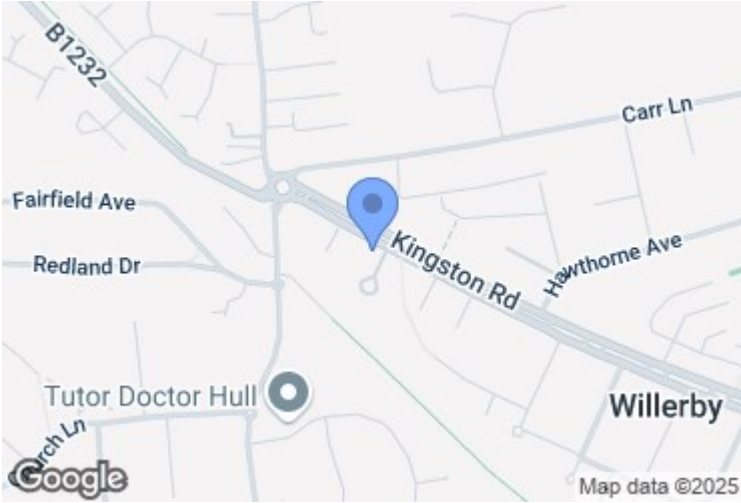
### A Stand-Out Opportunity

This exceptional property rarely appears on the market. It offers a rare blend of architectural quality, thoughtful upgrades, and a location prized for amenities, schools, and transport links. Presented in turnkey condition, it's ready to meet the needs of modern family life.

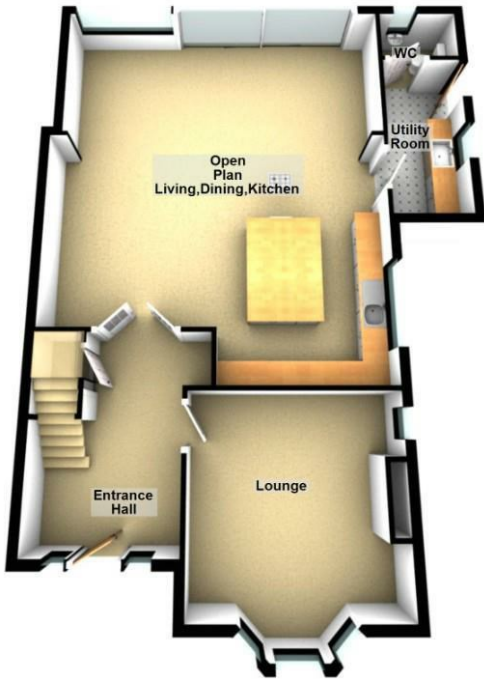
Early viewing is highly recommended. Please contact us at Harry Harper Sales & Lettings for your appointment.







Ground Floor  
Approx. 104.1 sq. metres (1120.1 sq. feet)




First Floor  
Approx. 59.9 sq. metres (644.3 sq. feet)



Total area: approx. 163.9 sq. metres (1764.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
<div><div>(82 plus) A</div><div>(61-81) B</div><div>(49-60) C</div><div>(35-48) D</div><div>(29-34) E</div><div>(21-30) F</div><div>(1-20) G</div></div>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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