CLUBLEYS

7, Fountains Way, North Cave, HU15 2NW

£360,000

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ZOOPLA

ABOUT THE PROPERTY

Located in the village of North Cave this delightful house on Fountains Way offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

At the heart of the home the kitchen, dining, living area is perfect for entertaining guests and enjoying family time together with a further reception room, these versatile spaces can be tailored to suit your lifestyle. To the first floor are four excellent sized bedrooms, two with en suites and a further family bathroom.

Outside, the property boasts parking for two vehicles and a garage, a valuable asset in today's busy world.

Located in a peaceful cul de sac setting, this house is within easy reach of local amenities, schools, and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. With its generous living space and practical features, this property on Fountains Way is a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely house your new home.

Tenure - Freehold
Council Tax Band - E
Epc - Tbc

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Estate Agents | Lettings Agents | Chartered Surveyors

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East Riding of Yorkshire
Band: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Front entrance door leads into the spacious hallway with stairs off to the first floor and understairs storage cupboard. Feature old school style radiator, ceiling coving and wood effect laminate flooring.

CLOAKROOM
Suite comprising of low level WC, corner pedestal wash hand basin, partial wooden panelling to the walls, laminate flooring, extractor fan and sensor light.

LIVING ROOM
3.96m x 2.77m (12'11" x 9'1")
This generously proportioned room sits to the front elevation with a feature fireplace housing a log burning stove with timber mantel and stone hearth. Feature panelling to one wall and ceiling coving.

OPEN PLAN LIVING/DINING/KITCHEN
5.31m x 3.05m and 3.05m x 2.72m into sun room (17'5" x 10'0" and 10'0" x 8'11" into sun room)
This fantastic space provides the ultimate in modern open plan family living with under floor heating throughout. The kitchen area has an excellent range of light coloured modern wall, larder and floor units with solid wood worksurfaces, splash backs and Belfast sink with mixer tap over. Integrated appliances include dishwasher, fridge freezer, two Zanussi ovens and a five ring gas hob with concealed extractor above. Patio doors lead into the rear garden. Beyond the kitchen breakfast bar the room extends into a sitting/dining area with recessed spotlights to the ceiling and a tall feature old school radiator. This space extends into a further sun room which overlooks the garden having spotlights and window light to the ceiling, a feature deep floor to ceiling window, tall feature old school radiator and bi folding doors.

UTILITY ROOM
Off the kitchen - Comprising: wall and floor units, complimentary work surfaces and stainless steel sink unit. Space for washing machine and tumble dryer. Laminate flooring.

FIRST FLOOR

LANDING
Hatch to loft space.

MASTER SUITE
4.06m x 3.12m (13'3" x 10'2")
A lovely sized double bedroom to the front elevation with feature panelled wall and coved ceiling.

DRESSING ROOM
With a range of wardrobes, spotlights and coving to the ceiling.

EN SUITE
Modern suite comprising of low level WC, wall mounted wash hand basin and recessed shower enclosure with waterfall shower and hand held attachment. Chrome towel radiator, half panelled feature wall, extractor fan and tile effect vinyl flooring.

BEDROOM TWO
3.66m x 2.24m (12'0" x 7'4")
A lovely sized double bedroom to the rear elevation.

BEDROOM THREE
2.46m x 2.39m (8'0" x 7'10")
Double bedroom to the front elevation with an additional en suite.

EN SUITE
Modern suite comprising of low level WC, pedestal wash hand basin and large double shower enclosure with waterfall shower and handheld attachment. Full tiling to the shower enclosure, tiled splashbacks, recessed spotlights, extractor fan and old school style radiator.

BEDROOM FOUR
2.67m x 2.16m (8'9" x 7'1")
Double bedroom to the rear elevation.

FAMILY BATHROOM
A well presented bathroom suite comprising of low level WC, pedestal wash hand basin and panelled bath with waterfall shower and hand held attachment. Feature panelling to the walls and extractor fan.

OUTSIDE
To the rear the property has a garden laid mainly to lawn with a paved patio adjacent to the property. To the front is a good sized block paved driveway providing off street parking and a well maintained lawned area, side access gate and single garage with roller door, power and light.

SERVICES
Mains drains, water, gas and electricity.

APPLIANCES
None of the appliances have been tested by the agents.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage
*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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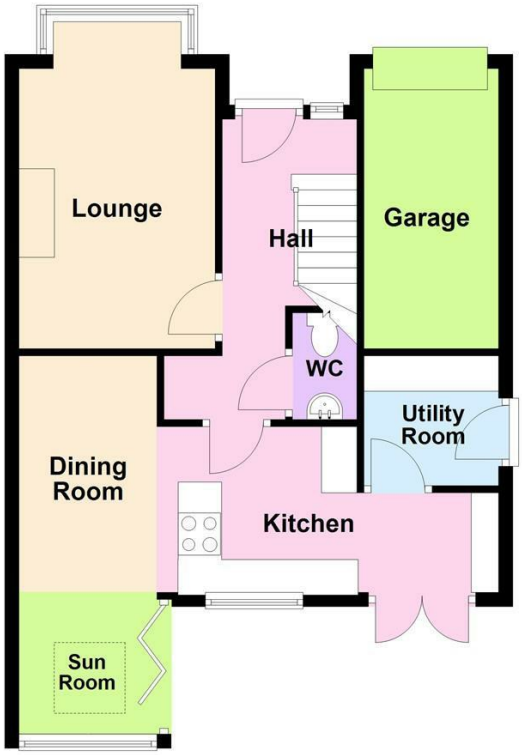
Ground Floor



First Floor

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

CLUBLEYS

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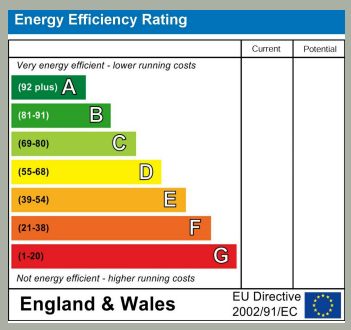

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.