



71, Blenheim Avenue,
Brough, HU15 1WP
£384,995



Bellway Homes | The Goldsmith | 1,494 sq ft

A beautifully designed four-bedroom detached family home by Bellway Homes, offering approximately 1,494 sq ft of well-planned living accommodation. The property features a spacious open-plan living kitchen and family area, separate living room and dining room, utility room, downstairs cloakroom/WC, four generous bedrooms with fitted furnishings, two en-suite shower rooms, and a contemporary family bathroom.

Externally, the home benefits from enclosed gardens, a side driveway, and a detached garage. Offered with vacant possession and available with a range of attractive incentives for prospective purchasers.

Must be viewed!

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Tenure: Freehold
East Riding of Yorkshire
BAND: New Build

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door leads into the welcoming entrance hall with stairs off to the first floor.

CLOAKROOM

Modern suite comprising of concealed low level WC and wash hand basin. Part decorative tiling to the walls and fitted flooring.

LIVING ROOM

4.74 x 3.58 (15'6" x 11'8")

A spacious room to the front elevation.

DINING ROOM

5.74 x 3.22 (18'9" x 10'6")

A versatile room to the front elevation.

OPEN PLAN KITCHEN/FAMILY ROOM

3.22 x 2.81 & 4.74 x 3.58 (10'6" x 9'2" & 15'6" x 11'8")

A stunning space offering the ultimate in modern family living comprising of an excellent range of modern fitted wall and floor units with complimentary work surfaces/splashbacks incorporating a one and a half bowl sink unit, split level oven, four ring gas hob with chimney extractor over, integrated fridge freezer and dishwasher. Fitted flooring and spotlights to the ceiling. Extending to a good sized dining area suitable for a dining table leading to a great family living space with patio doors off into the rear garden.

UTILITY ROOM

1.98 x 1.63 (6'5" x 5'4")

Fitted base unit with sink, worksurface and splashback. Space for washing machine and tumble dryer. Wall unit housing gas central heating boiler.

FIRST FLOOR

LANDING

With two recessed storage cupboards and hatch to loft space.

MASTER BEDROOM

4.26 x 3.64 (max) (13'11" x 11'11" (max))

A very generously proportioned master to the front elevation.

EN SUITE

2.27 x 1.44 (7'5" x 4'8")

Modern suite comprising of concealed Wc, wash hand basin and double shower cubicle with complimentary tiling throughout, recessed spotlights to the ceiling, extractor fan and ladder radiator.

BEDROOM TWO

3.69 x 3.64 (12'1" x 11'11")

Good sized double room to the front elevation.

EN SUITE

2.60 x 1.52 (8'6" x 4'11")

Modern suite comprising of concealed Wc, wash hand basin and shower cubicle with complimentary tiling throughout, recessed spotlights to the ceiling, extractor fan and ladder radiator.

BEDROOM THREE

4.37 x 2.65 (14'4" x 8'8")

Double room to the rear elevation.

BEDROOM FOUR

3.65 x 2.71 (11'11" x 8'10")

Double room to the rear elevation.

FAMILY BATHROOM

2.71 x 2.07 (8'10" x 6'9")

Modern suite comprising of wall mounted hand basin, concealed Wc and panelled bath. Complimentary tiling throughout, tall chrome ladder radiator, extractor fan and spotlights to the ceiling.

OUTSIDE

The front of the property is laid partly to lawn with decorative planting. A long block paved side driveway provides parking for several cars and leads to the garage. A side access gate gives access to the rear garden which is laid mainly to lawn with a lovely array of decorative planting and has a paved patio adjacent to the property.

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.

****Please note there is a large hole in the rear garden which was intended to be a workshop and has electrics in situ and Planning for Permitted Development. We are led to believe that the hole has now been filled (subject to inspection)****

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

MEASUREMENTS/FLOORPLAN

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

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Estate Agents | Lettings Agents | Chartered Surveyors



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.

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

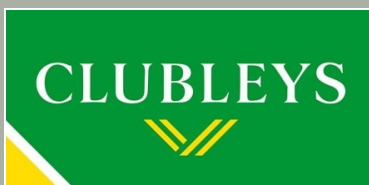
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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.



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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		
England & Wales		
EU Directive 2002/91/EC		

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.