



**Elveley Drive, Hull, HU10 7RU**

Offers Over £650,000



Platinum Collection

## Elveley Drive, Hull, HU10 7RU

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A truly exceptional, one-of-a-kind detached bungalow, ideally positioned on the highly sought-after Elveley Drive. This outstanding home stands in a class of its own, offering a rare opportunity to acquire a property of such quality, style and individuality, quite unlike anything else currently available on the market.

Boasting exceptionally generous and meticulously designed living space, the heart of the home is an impressive bespoke open-plan living, dining, and kitchen area. This stunning space is perfectly suited to modern lifestyles, offering both everyday comfort and a superb setting for entertaining, all while enjoying an enviable outlook over the beautifully landscaped rear garden.

The property has been thoughtfully arranged to create a seamless natural flow throughout, enhanced by high-quality finishes and tasteful décor, resulting in a home that is both elegant and welcoming.

A particular highlight is the luxurious master bedroom suite, complete with a stylish dressing area and a beautifully appointed en-suite.

This remarkable home effortlessly combines contemporary living with timeless design and must be viewed in person to be fully appreciated. A truly outstanding property offering an exceptional standard of living.



# Elveley Drive, Hull, HU10 7RU

## Key Features

- Highly Desirable Location
- 1/4 Acre Plot
- Stunning Bespoke Living Dining Kitchen
- Fabulous Master Suite
- Presented To The Highest Standrad
- Generous Living Accommodation
- A Truly Unique Home
- 3 Bedrooms
- 3 Bathrooms
- EPC =



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## WEST ELLA

Set in the sought-after village of West Ella, this location offers a charming, semi-rural setting with leafy surroundings and a peaceful, exclusive feel. Renowned for its attractive homes and village atmosphere, it provides an ideal setting for relaxed village living.

## ACCOMMODATION;

### ENTRANCE HALL

A beautiful and welcoming entrance hall with tiled flooring, a skylight and a window to the side elevation.

### LIVING ROOM

A spacious living area featuring a wall-mounted electric fireplace, acoustic wall panelling, and recessed spotlights, with a window to the front elevation providing natural light.

### KITCHEN

A superb open-plan living, dining kitchen forming the true heart of this wonderful home. The bespoke kitchen is beautifully appointed with two-tone wall and base units, complemented by granite work surfaces and a central island with breakfast bar, perfect for both everyday living and entertaining.

A full range of high-quality integrated appliances includes an induction hob, multifunction oven, microwave oven, warming drawer, fridge, freezer, wine cooler, and automatic dishwasher. The space is further enhanced by tiled flooring and recessed spotlights, creating a stylish yet practical environment.

### DINING AREA

Positioned just off the kitchen, this space provides an ideal dining area with a superb outlook over the rear garden through sliding patio doors. It further benefits from tiled flooring, recessed spotlights, and an open-plan flow into the sitting area.

## SITTING AREA

Just off the kitchen, this inviting space offers a cosy retreat overlooking the rear garden, featuring a dual-fuel log-burning stove, acoustic wall panelling, a vertical radiator, and sliding patio doors. Finished with tiled flooring and recessed spotlights, it combines comfort with contemporary style.

## HALL;

Providing access to:

### UTILITY ROOM

With white gloss wall and base units, laminated work surfaces and a composite sink unit. Further benefitting from tiled flooring, recessed spotlights, kickboard lighting, space for a Tumble Dryer and plumbing for an Automatic Washing Machine.

### SHOWER ROOM

With a three piece suite comprising of a shower enclosure, a WC and a vanity wash hand basin. Further benefitting from tiled flooring, a vertical radiator and a window to the side elevation.

### BEDROOM 1

A superb master bedroom suite with a dedicated dressing area and en-suite. This elegant space features a fitted headboard with integrated bedside cabinets, a bespoke dressing table, acoustic wall panelling, and recessed spotlights. Further benefits include two vertical radiators and a Juliet balcony enjoying delightful views over the rear garden.

### DRESSING AREA

Featuring floor-to-ceiling fitted wardrobes and recessed spotlights, seamlessly flowing through to the bedroom.

### EN-SUITE

A luxurious en-suite featuring a large walk-in shower, freestanding bathtub with tap stand, a vanity wash

hand basin, and a WC. Further benefits include fully tiled walls and flooring with underfloor heating, a heated towel rail, a window to the side elevation, and recessed spotlights.

## INNER LOBBY;

### BEDROOM 2

A bedroom of double proportions with fitted wardrobes, vertical radiator and a window to the front elevation.

### BEDROOM 3

A further double bedroom with window to the side elevation.

## BATHROOM

A beautifully appointed, fully tiled bathroom featuring a four-piece suite comprising an enclosed shower cubicle, bathtub, WC, and vanity wash hand basin. Further enhanced by recessed spotlights, a wall-mounted storage cabinet, heated towel rail, skylight, and underfloor heating.

## EXTERNAL;

### FRONT

A substantial in-and-out driveway set behind electric gates and a walled perimeter, providing both privacy and security.

### REAR

A truly stunning, professionally landscaped rear garden designed with both families and entertaining in mind. A raised patio with sleek glass balustrade provides the perfect vantage point over the garden, with steps leading down to an immaculately maintained lawn, ideal for children and families. Further features include timber fencing, a stylish raised composite decking area, and an additional patio with built-in bench seating and ambient wall lighting,



creating superb spaces for hosting. The garden also benefits from useful storage areas, completing this exceptional outdoor offering.

## **GARAGE**

With electric up and over door, light and power supply and a window to the side elevation.

## **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 replacement PVC double glazed frames.

**SECURITY** - CCTV security cameras.

**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 Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**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.

## **AML**

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be

completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## **TENURE**

We understand that the property is Freehold. This should be clarified by your legal representative.

## **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 independent 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.

## **AGENTS NOTES**

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**Approximate total area<sup>(1)</sup>**  
1894 ft<sup>2</sup>

(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.

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**Philip**  
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Estate & Letting Agents

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