Philip Bannister
Estate & Letting Agents
Platinum Collection



21
Welton Old Road | Welton | HU15 1NU

£650,000

Welton Old Road, Welton

AN EXCEPTIONAL MODERN HOME, COMBINING STYLISH ACCOMMODATION WITH SECLUDED AND BEAUTIFULLY LANDSCAPED GARDENS.

A truly impressive and ready to move into home in Welton. Nestled behind an exclusive private gate, a fully remodelled modern living space, with stunning outdoor areas.

Approached via automated sliding gates, the property immediately conveys a sense of privacy and exclusivity. A stunning double-height entrance hall, flooded with natural light, creates an impressive welcome and sets the tone for the quality throughout. From here, the principal reception spaces flow effortlessly, including a front-facing lounge, a dedicated study with fitted storage, and a versatile snug/bedroom four, alongside a further double bedroom with fitted wardrobes and a cloakroom/WC.

At the heart of the home lies the outstanding open-plan dining kitchen, a true showpiece featuring an extensive range of fitted units, integrated appliances, and a central island positioned beneath a glazed skylight, enhancing both light and atmosphere. A practical utility/laundry room sits conveniently off the kitchen.

To the first floor, the accommodation continues with a further fitted double bedroom, a luxurious family bathroom, and a superb principal bedroom suite. This impressive retreat enjoys a Juliet balcony with tranquil views over the garden, a dedicated dressing room, and a private en suite.

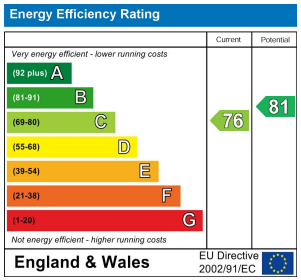
Externally, the rear garden is a standout feature, beautifully designed and meticulously maintained, offering expansive lawns, composite decking, and a series of thoughtfully arranged seating and entertaining areas. An elevated garden cabin provides a fantastic, versatile space ideal for a home office and gym.



Key Features

- Fully remodelled and extended contemporary home
- Gated approach offering privacy and exclusivity
- Light-filled double-height entrance hall
- Stunning open-plan dining kitchen with island, skylight and utility room
- Flexible layout with multiple reception rooms and ground floor bedroom
- First floor principal suite with dressing room, en suite and Juliet balcony
- Landscaped rear garden with decking, lawns and garden cabin for office/gym
- Driveway parking and tandem garage
- EPC = C
- Council Tax = E





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ACCOMMODATION

The spacious and versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Access to the property is via a residential entrance door, opening into a light-filled double-height hallway that leads to the principal rooms of the home. An oak staircase with a glass balustrade rises to the first floor, with a useful storage cupboard located beneath.

CLOARKROOM/WC

Fitted with a modern two-piece suite comprising a WC and a vanity wash basin set upon a fixed storage unit. The room is further enhanced by half-height decorative panelling.

LOUNGE

A front-facing reception room offering ample space for a full living room suite, with a window to the front elevation.

OPEN PLAN DINING KITCHEN

The centrepiece of the home is this truly impressive dining kitchen, generously proportioned and comprehensively fitted with a full range of contemporary units, complemented by Corian-style work surfaces and matching splashbacks. A large central island with a breakfast bar provides additional workspace and sits perfectly beneath a skylight, creating a bright and inviting focal point.

The kitchen is exceptionally well equipped with a range of integrated AEG appliances, including three ovens, a microwave oven, warming drawer, ceramic hob with a concealed extractor above, two dishwasher, fridge, freezer, and a drinks chiller. A recessed sink unit with a moulded drainer and Quooker instant boiling water mixer tap adds both style and practicality. There is ample space for a dining table, while twin sliding doors open directly onto the garden, creating an ideal space for entertaining and family living. The whole area benefits from cosy underfloor heating.

LAUNDRY ROOM

Positioned just off the kitchen, this practical laundry and utility room features fitted storage, work surfaces with matching splashbacks, a ceramic sink, and space for both a washing machine and a dryer. Doors lead out to the garden and provide access to the garage.

STUDY

A dedicated study area featuring a comprehensive range of fitted storage, decorative wall panelling, and a side-facing window providing natural light.

SNUG/BEDROOM 4

A versatile living space that could also be utilised as a fourth bedroom if required, with French doors opening directly onto the garden.

BEDROOM 3

A generously sized double bedroom situated at the front of the property on the ground floor, featuring a front-facing window and a triple fitted wardrobe.

FIRST FLOOR

LANDING

A galleried landing continues the oak-and-glass balustrade from the staircase and leads to the first-floor accommodation.

BEDROOM 2

A charming second bedroom of double proportions, featuring a dormer window with a built-in window seat, along with a triple fitted wardrobe.

PRINCIPAL BEDROOM SUITE

An impressive principal bedroom suite comprising a spacious sleeping area, a separate dressing room, and a private en suite.

BEDROOM

A well-proportioned double bedroom featuring French doors that open to a glazed Juliet balcony, offering framed views over the rear garden.















DRESSING ROOM
The dressing room is equipped with a bespoke range of fitted wardrobes, maximising storage, and also offers space for a dressing table along with a feature dormer window.

EN-SUITE
The private en suite is appointed with a three-piece suite comprising a WC, a vanity wash basin set on a fixed storage unit, and a spacious walk-in shower with a thermostatic fitting, tiled inset, and built-in shelving. A rear-facing window provides natural light, and the room also benefits from underfloor heating.

BATHROOM
The luxurious family bathroom is appointed with a contemporary five-piece suite, including a double-ended bath with a central mixer tap, a WC, twin vanity wash basins set on fixed storage, and a large walk-in shower enclosure with a thermostatic shower, glazed screen, tiled inset, and built-in shelving. The room also benefits from underfloor heating and a rear-facing window.

OUTSIDE

FRONT
The property is approached via a remote-controlled sliding entrance gate, opening onto a driveway that provides parking and continues along the side of the house to the garage. A composite decked terrace with steps leads up to the entrance door, while hedging along the kerbside boundary offers a good degree of privacy.

REAR
The rear garden is a real feature of the property, being of an excellent size, private, and superbly landscaped and maintained. A large composite deck adjoins the property, providing an ideal seating and entertaining area. A gabion wall separates the decking from the generous lawn, which is bordered by gravel planting beds and a footpath leading to the bottom of the garden, where there is a further seating area. Steps rise to an additional decked terrace, providing access to the garden cabin.

GARDEN CABIN
The timber-clad garden cabin is a superb addition to the property, providing an ideal separate space for use as a home office and gym. It is fitted with light, power, and internet connectivity, and is arranged into two dedicated areas, with uPVC windows and sliding doors.

GARAGE
The tandem garage is positioned to the side of the property and features an automated door, light and power. There is external access from the garden and internal access from the laundry room.

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 - Council Tax Band 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 / Leasehold

VIEWINGS.
Strictly by appointment with the sole agents.

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.

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.

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





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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.
In compliance with NTSTEAT 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






SAMSUNG



























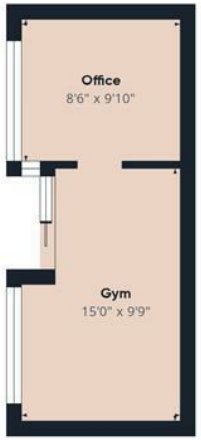




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area[1]

2292 ft²

Reduced headroom

36 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360

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The Property Ombudsman

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