



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **8 Wintringham, Brough, HU15 1SL** **£450,000**

Symonds and Greenham are delighted to present this beautiful four bedroom detached family home in the highly sought after Wintringham development in Elloughton, Brough. Tucked away in a quiet residential position, this superb property is ideal for families seeking stylish, spacious and move in ready accommodation close to excellent local amenities, well regarded schools and fantastic transport links.

Immaculately presented throughout, the property has been thoughtfully enhanced by the current owners, most notably with a stunning rear extension that creates an exceptional family living space overlooking the south facing garden. The home also benefits from solar panels, adding an energy efficient and cost saving feature to this already impressive property.

The accommodation briefly comprises a welcoming entrance hall leading into a spacious living room with internal bifold doors opening through to the dining room, creating flexible open plan living when desired. The kitchen is beautifully presented and complemented by a useful utility area, while the standout feature of the home is the glorious rear family room, complete with skylights and bifold doors opening directly onto the garden, flooding the space with natural light and making it perfect for entertaining and modern family living. A downstairs WC and integral garage complete the ground floor.

To the first floor are four well proportioned and beautifully presented bedrooms, including a lovely primary bedroom with en suite benefitting from underfloor heating, alongside a stylish family bathroom.

Externally, the property enjoys a fantastic wrap around rear garden with a south facing aspect, creating a real sun trap and an ideal setting for outdoor dining and relaxing in the warmer months. To the front is a driveway providing

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band E.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

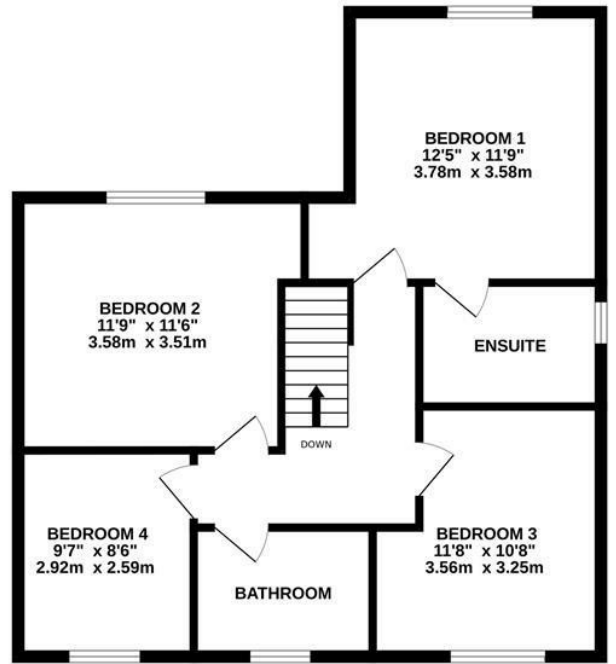
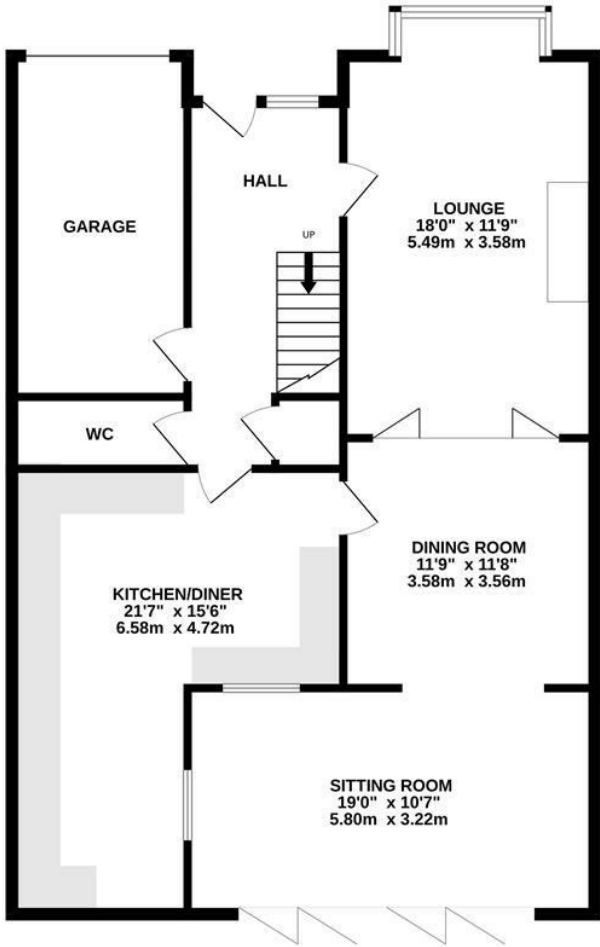
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

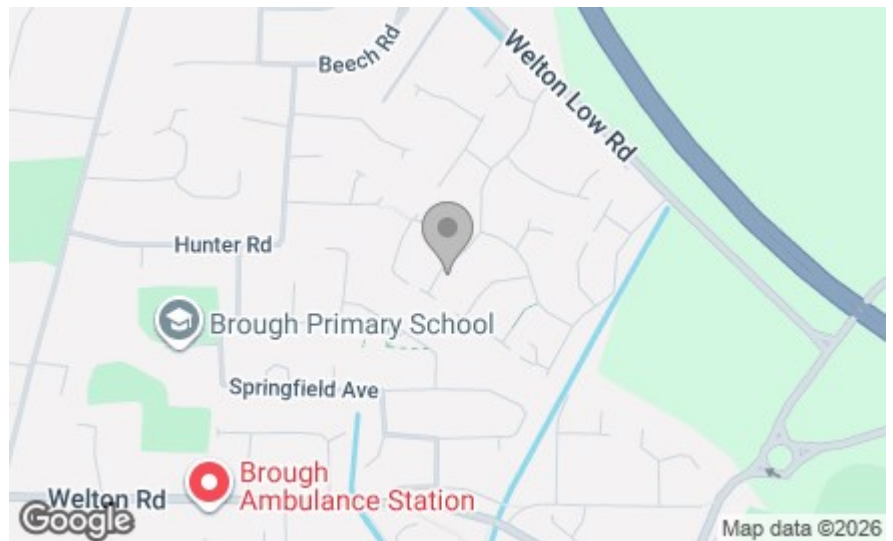
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	
(81-81) <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	
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	
(02 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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC