CLUBLEYS

6, Medlar Drive, Welton, HU15 1TE

£479,000







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ABOUT THE PROPERTY

Occupying a prime corner plot within a peaceful cul-de-sac, this exceptional home is one of just twelve exclusive properties enjoying uninterrupted views across beautifully maintained cricket fields and the Yorkshire Wolds way. A viewing is essential to truly appreciate everything this remarkable home has to offer, as its generous proportions and impressive setting are far more striking in person than photographs can convey. The outlook is simply outstanding, with two bedrooms benefiting from picturesque views over the lush green grounds, creating a truly special backdrop to everyday living.

The beautifully maintained garden features mature, well-established trees that burst into colour in the spring, set against a manicured lawn. A thoughtfully designed patio area creates the perfect blend of indoor-outdoor living, ideal for entertaining or relaxing evenings with family and friends.
Inside, the property boasts a stylish yet welcoming interior, combining modern design with a homely atmosphere. The elegant dining area provides a wonderful space for hosting, while the kitchen is both luxurious and practical, fitted with a range of high-quality, up-to-date appliances.

The home offers four generously sized bedrooms, including a breathtaking master suite complete with built-in wardrobes and a private en-suite bathroom, delivering a true sense of luxury living.
This exceptional property is simply a must view to be fully appreciated.

Council Tax Band - F
Tenure - Freehold
Epc _ C



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Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: F

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE
5.05m x 3.72m (16'6" x 12'2")
Front entrance door leads into the entrance porch with spotlights to the ceiling. Internal door leads into the..

RECEPTION HALL
2.24m x 1.83m (7'4" x 6'0")
A welcoming open plan reception hall with ample space for seating creating a cosy snug and or a home office. Stairs with feature glass balustrade lead off to the first floor.

SITTING ROOM
4.79m x 4.35m (15'8" x 14'3")
A spacious room located to the rear of the property with bi folding doors opening into the rear garden. With a lovely feature recessed log burner and coving to the ceiling.

EXTENDED DINING KITCHEN
9.24m x 3.48m (30'3" x 11'5")
A fantastic space being dual aspect, having a great range of high specification contrasting modern units with complimentary work surfaces incorporating a selection of soft close pan drawers, larder units, wall and floor units and wine rack. With a host of integrated appliances comprising of dish washer, fridge freezer, additional fridge, microwave, split level oven and four ring electric hob with chimney extractor over. Feature tiling to the walls and high gloss tiling to the floor creates a lovely modern finish to the kitchen area. Extending to the great sized dining area with fully bi fold doors to one side opening onto the patio area, recessed spotlights to the ceiling and a tall feature radiator.

STUDY
3.95m x 2.54m (12'11" x 8'3")
To the rear of the property, with coving to the ceiling, internal door into the garage and a further door into ..

CLOAK/ SHOWER ROOM
2.24m 1.83m (7'4" 6'0")
Modern suite comprising of low level WC, shower enclosure, wall mounted wash hand basin, waterproof flooring and feature tiling to the walls. recessed spotlights, extractor fan and tall towel radiator.

SECOND FLOOR ACCOMODATION

LANDING
4.72m x 2.21m (15'5" x 7'3")
Spacious landing with hatch to the loft space, and airing cupboard housing hot water tank.

MASTER SUITE
4.87m x 4.80m (15'11" x 15'8")
The generous master suite extends to an open plan dressing area having fitted wardrobes with wooden sliding doors. Door off into..

EN SUITE
2.34m x 2.13m (7'8" x 6'11")
Modern white suite comprising of low level WC, pedestal wash hand basin with moulded sink, larger than average double shower enclosure with waterfall shower and hand held attachment. With complimentary tiling to the walls and floor, shaver point and large ladder radiator.

BEDROOM TWO
3.88m x 3.59m (12'8" x 11'9")
A good sized room to the rear of the property with views over the cricket ground. Door into..

EN SUITE
2.73m x 1.06m (8'11" x 3'5")
Shower enclosure with folding door, low level WC, and vanity sink unit with storage under. Complimentary tiling to the walls and floor, shaver point and ladder radiator.

BEDROOM THREE
3.83m x 3.61m (12'6" x 11'10")
A good sized room to the rear of the property with views over the cricket ground

BEDROOM FOUR
2.82m x 2.74m (9'3" x 8'11")
To the front elevation.

FAMILY BATHROOM
2.28m x 2.05m (7'5" x 6'8")
White suite comprising of panelled bath with mixer tap, mains shower over, low level WC and pedestal wash hand basin. Modern tiling to the walls and floor. Extractor fan.

OUTSIDE
Beautiful & secluded landscaped exterior grounds, to the front of the property a tarmac driveway leads to double garage with personnel door & remote control electric doors, outside security lighting. To the rear a large paved patio area with feature brick boundary and steps down to a spacious lawned area. You will find a colourful array of established shrubs, trees and flowers along the borders. Access gates via either side of the property, shed.

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.

SERVICES
Mains gas, electricity, water and drainage are connected.

APPLIANCES
No appliances have been tested by the agents.

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SAVON
ROSES



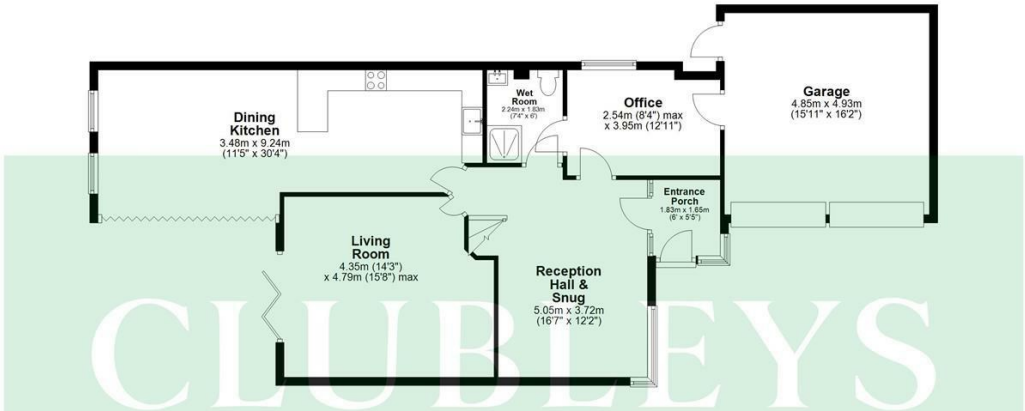








Ground Floor



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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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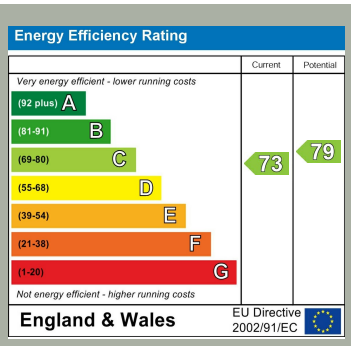
AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.



Clubleys 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.