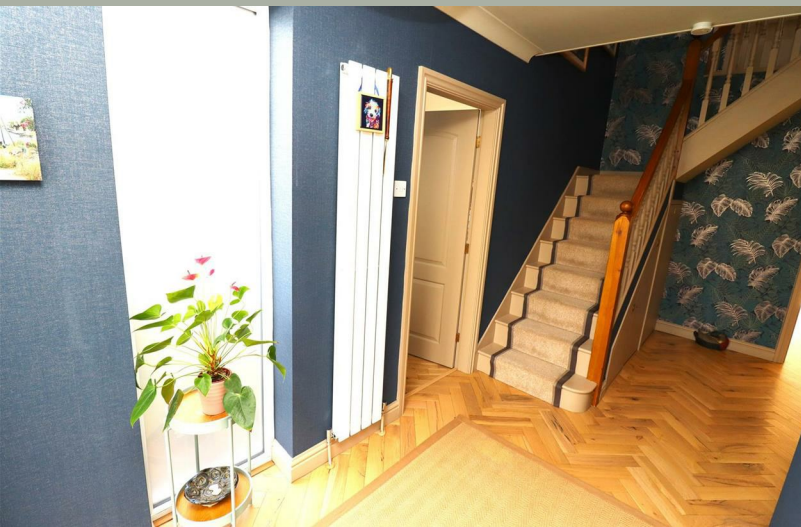




6, Welton Low Road,  
Elloughton, HU15 1HR  
£595,000



## ABOUT THE PROPERTY

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This stunning detached family home on Welton Low Road offers an exceptional living experience. With four spacious bedrooms, this property is perfect for families seeking comfort and style. The heart of the home is undoubtedly the lovely open plan kitchen and living area, which creates a warm and inviting space for both relaxation and entertaining.

In addition to the main living area, the house boasts three further reception rooms, providing ample space for family gatherings, a home office, or a playroom for children. The two well-appointed bathrooms ensure convenience for the entire family.

For those with vehicles, the property features a vast gravelled parking area to the front elevation for parking up to four cars, a rare find that adds to the convenience of this delightful home. The surrounding area is peaceful and family-friendly, with local amenities and schools just a short distance away, making it an ideal location for family life.

This property is not just a house; it is a place where memories can be made. With its blend of modern living and traditional charm, this home is sure to impress. Do not miss the opportunity to make this beautiful property your own.







Tenure: Freehold  
East Riding  
Band: F

#### ENTRANCE HALLWAY

Front entrance door leads into the spacious hallway with stairs off to the first floor. Feature deep glazed window to the side elevation and tall modern radiator. With engineered oak flooring which extends throughout the ground floor.

#### CLOAKROOM

Modern suite comprising of low level WC, vanity sink unit with moulded sink and storage beneath. Coved ceiling, tiling to the floor and splashbacks.

#### LIVING ROOM

6.73m x 3.66m (22'0" x 12'0")

Generously proportioned dual aspect room with feature inset wood burner, picture window to the rear elevation and coved ceiling.

#### SITTING ROOM

3.56m x 3.15m (11'8" x 10'4")

Spacious room to the front elevation. Multi use and versatile.

#### OPEN PLAN DINING KITCHEN/DAYROOM

7.72m x 5.99m (25'3" x 19'7")

An exceptionally well designed space which has been well thought out by the current owners providing under floor heating, this embraces modern open plan living and comprises a host of contemporary units to the kitchen area including base units, wall units, corner larder unit, deep storage drawers and a wine cooler with complimentary quartz work surfaces.

Feature breakfast bar with moulded work surface incorporating a stainless steel sink unit with mixer/instant hot water tap further storage and integrated dishwasher. Additional integrated items include two split level ovens with a microwave. A five ring induction hob to include a gas 'wok' ring, stainless steel splashback and contemporary extractor unit over. Housing for American fridge freezer, and recessed spotlights. Extending from the breakfast bar is a dining area which then opens further into the 'Orangery/Day Room' with feature ceiling window and patio doors leading into the rear garden.

#### UTILITY ROOM

An inner hallway leads to the utility room with a range of modern wall and floor units, space for washing machine/tumble dryer. Recessed spotlights and rear door off. Personnel door into the garage.

#### STUDIO/STUDY

3.61m x 2.74m (11'10" x 8'11")

This versatile room is currently in use as a studio, this room provides potential to be a further bedroom if required. Features a wall mounted sink unit, hatch to loft space.

#### FIRST FLOOR

##### LANDING

Galleried landing with a window to the front elevation.

##### MASTER BEDROOM

3.66m x 3.48m (12'0" x 11'5")

Spacious room with UPVC double glazed window to the front elevation, radiator, access to en-suite & dressing room.

#### EN SUITE

Modern stylish suite with under floor heating, UPVC double glazed opaque window to the side, wall mounted vanity unit with drawers, wall mounted W.C, walk in shower unit with waterfall showerhead, tall towel radiator, light up mirror, fully tiled walls & flooring.

#### DRESSING ROOM (BEDROOM FOUR)

3.05m x 2.79m (10'0" x 9'1")

Double room with UPVC double glazed window to the front, radiator.

#### BEDROOM TWO

3.48m x 3.18m (11'5" x 10'5")

Spacious further bedroom with UPVC double glazed window to the front, double bedroom, radiator.

#### BEDROOM THREE

3.05m x 2.16m (10'0" x 7'1")

UPVC double glazed window to the rear, radiator.

#### SHOWER ROOM

Modern suite with underfloor heating, UPVC double glazed opaque window to the front, contemporary space with wooden vanity unit, wall mounted W.C, walk in waterfall shower, tiled flooring & walls, radiator.

#### OUTSIDE (FRONT & REAR)

To the rear of the property is a beautiful enclosed private south facing garden which is part laid to lawn with a separate paved patio area, gates to either side, external power sockets, outside lighting & mature shrubbery & foliage surround the perimeter.

To the front of the property is the twin driveway vast in terms of space providing ample off road gravelled parking, with a lawned area making space for raised beds. Double integral garage with up & over doors.

#### 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.

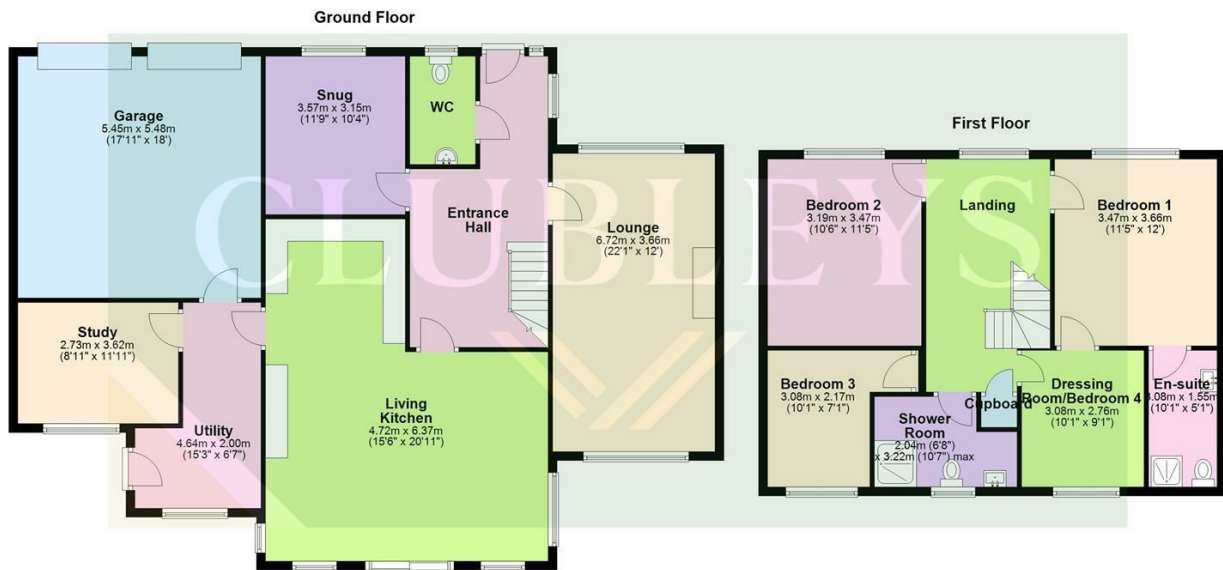
#### SERVICES

Mains gas, electricity & drainage are connected to the property.

#### APPLIANCES

No appliances have been tested by the agent.





#### 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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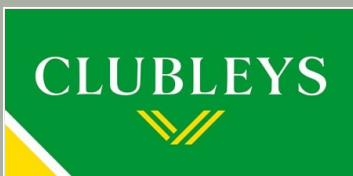
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto: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.

#### 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(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.