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North Croft, 8 High Street, North Ferriby, HU14 3JP

£750,000





# North Croft, 8 High Street

North Ferriby, HU14 3JP

- EXTENDING OVER 3000 SQUARE FEET
- GATED ENVIRONMENT
- SIX BEDROOMS
- GENEROUS DRIVEWAY AND DOUBLE GARAGE
- EV CHARGING POINT
- WELL APPOINTED FAMILY LIVING
- GENEROUS GARDENS AND PLOT
- 3 BATHROOMS + W.C.
- CONVENIENT SETTING
- VIEWING HIGHLY ADVISED

GATED FAMILY HOME WITH GENEROUS PLOT PROPORTIONS IN THE HEART OF NORTH FERRIBY VILLAGE, WITH A HIGH SPECIFICATION AND ATTENTION TO DETAIL THROUGHOUT.

Occupying a pleasant and elevated position, the property forms part of this executive style scheme of just 2 individually designed homes, extending over 3000 square feet in size.

The immaculately presented living space benefits from good levels of privacy and roadside appeal with accommodation provided to three floor levels. The improved layout and interior is ideally suited for families looking for ready to move in appeal with an emphasis placed on open plan family living.

The versatile ground floor layout comprises; Entrance Hallway, Cloakroom W.C, Reception Lounge, impressive open plan Dining Area and Kitchen extending to a bright Dayroom, and a dedicated Snug/Playroom. To the first floor level a landing gives access to Four Double Bedrooms including a Principal Bedroom with En Suite Shower Room and Dressing Area, and Family Bathroom. To the second floor level 2 further double bedrooms are accessed from a central landing space with a Jack and Jill style Shower Room.

Gated access to the two dwellings leads to a driveway and integral Double Garage with expansive rear gardens, retaining privacy throughout.

Available for immediate viewing and offering ready to move in family appeal for applicants looking for executive and gated living.



£750,000



## GROUND FLOOR

### STORM PORCH

With external chequered floor tiles and storm porch, entrance via uPVC double glazed door, giving access to...

### ENTRANCE HALLWAY

A spacious reception hallway gives access to this delightful and vastly improved family home, with engineered oak flooring, coat storage cupboard, wall mounted alarm console, return staircase approach to first floor level, providing access to ground floor reception spaces.

### CLOAKROOM / W.C

With laminate floorcovering, privacy window to side elevation, wash hand basin set upon wooden unit with wall mounted mixer tap, low flush w.c, decorative mosaic wall tiling. 7'6" x 4'6" (2.29 x 1.39)

### RECEPTION LOUNGE

Accessed via double doors from hallway, with excellent levels of natural daylight provided via uPVC double glazed windows to the side elevation and also full height picture windows to the rear garden outlook, engineered oak floorcoverings, a central focal point is provided via gas fire insert with stone effect hearth and mantel. 20'7" x 12'2" (6.28 x 3.73)

### SNUG

Serving as an informal reception space, with uPVC double glazed window to the private front facing elevation, laminate floorcovering. Versatile in its usage, with potential use as a playroom or study. 9'10" x 9'5" (3.00 x 2.88)

### OPEN PLAN DAY ROOM / KITCHEN

(at longest and widest point) Serving as the heart of this family home, offering expansive open views over the delightful gardens via large format triple sliding doors. A dedicated day room/ reception area with ample space for furniture, open plan to a dining area and smartly appointed kitchen space also.

The kitchen itself features a range of contemporary white wall and base units with contrasting work surfaces, providing ample storage solutions including deep corner pantry unit, storage cupboards and pan drawers, porcelain 1.5 bowl sink and drainer with feature mixer tap, mid level double ovens, integrated dishwasher, integrated full height fridge freezer, LVT flooring, inset spotlights to ceiling, additional double glazed window to side elevation. A dedicated kitchen island features with inset gas hob and ceiling suspended extractor canopy, extending to a wraparound table height breakfast bar area. This open plan room is accessed via double doors from the hallway, with access provided to the integral double garage also.

The day room and kitchen area benefits from underfloor heating throughout and given the open plan space serves as a genuine selling feature to this contemporary style family home. 24'5" x 21'2" (7.45 x 6.47)

## FIRST FLOOR

### LANDING

A generous central landing with balustrade and spindle staircase leading to the second floor level, deep double cupboard houses hot water cylinder and heating auxiliaries, with access provided to four bedrooms and house bathroom. 11'0" x 10'9" (3.36 x 3.29)

### PRINCIPAL BEDROOM

A generously sized bedroom, with uPVC double glazed windows to South facing frontage, oak flooring, extends to dressing room area and en suite shower room. 17'2" x 12'4" (5.25 x 3.76)



**DRESSING ROOM AREA** 64" x 4'0" (1.95 x 1.24)

With generous inbuilt wardrobe storage.

**EN SUITE SHOWER ROOM** 9'6" x 7'11" (2.91 x 2.43)

Fitted with a contemporary white suite consisting of self contained shower cubicle with rainfall showerhead, twin basins to vanity unit, concealed cistern low flush w.c, splash boarding to walls, heated towel rail, inset spotlights to ceiling, uPVC privacy window to the front elevation.

**BEDROOM TWO** 14'6" x 14'1" (4.43 x 4.30)

Of double bedroom proportions, laminate to floorcoverings, inbuilt wardrobes, uPVC double glazed window to the rear garden outlook.

**BEDROOM THREE** 11'3" x 14'5" (3.45 x 4.40)

Of double bedroom proportions, inbuilt wardrobes, uPVC double glazed window to the rear facing garden outlook.

**BEDROOM FOUR** 13'3" x 7'6" (4.05 x 2.29)

With laminate to floorcoverings, uPVC double glazed window to the front outlook, currently used as a study but potential to be used as a generous bedroom.

**HOUSE BATHROOM** 9'10" x 7'4" (3.00 x 2.25)

Well appointed throughout with four piece sanitaryware incorporating freestanding bath, walk-in shower cubicle with rainfall showerhead and separate showerhead also, pedestal wash hand basin, low flush w.c, heated towel rail, large format tiling to floors and walls, inset spotlights to ceiling, uPVC privacy window to side.

## SECOND FLOOR

### LANDING

A central landing gives access to two further bedrooms and a 'Jack and Jill' style bathroom.

**BEDROOM FIVE** 18'5" x 16'2" (5.62 x 4.93)

Of double bedroom proportions, with inbuilt storage wardrobes, with plenty of space for freestanding bedroom furniture, uPVC double glazed window to the rear garden outlook, access provided to...

**JACK & JILL STYLE SHOWER ROOM** 10'1" x 5'10" (3.08 x 1.80)

Also being accessed from the central landing space, with inset basin to vanity unit, self contained shower cubicle, Velux window, low flush w.c.

**BEDROOM SIX** 10'9" x 11'9" (3.30 x 3.59)

With laminate to floor coverings, inbuilt wardrobes to wall length, of double bedroom proportions, uPVC double glazed window to rear garden outlook.

**INTEGRAL DOUBLE GARAGE** 18'1" x 16'4" (5.52 x 5.00)

With 2 separate electronically operated garage doors and integral access from the kitchen also, offering EV charging point, full power and lighting, utility area incorporating sink, cupboards and plumbing for washing machine, dedicated full height drying cupboard, wall mounted Viessmann boiler and personnel access door to side.

## OUTSIDE

North Croft offers an exclusive opportunity, forming part of a development of just two individually styled homes, benefiting from gated access from the main High Street and offering a central North Ferriby residential setting.

The property enjoys a prominent, elevated position with excellent levels of mature screening and privacy, coming suited for families looking for expansive living accommodation spread across the three floor levels, extending over 3000 square feet in size.

Established gardens feature to the frontage, with feature Silver Birch trees, laid to lawn grass and generous parking provision via block set driveway, leading to double garage and property entrance itself.

Gated access is provided to the rear gardens via the side of the property, with patio terrace extending from the building footprint and further entertaining/storage area to the alternate side of the property.

Expansive laid to lawn gardens feature, offering excellent levels of privacy given the central North Ferriby position, with mature established planting, shrubbery and herbaceous borders and close boarded fencing to perimeter boundaries. Steps lead to a further expansive lawned section housing storage shed with full power and lighting; a summerhouse and playhouse also feature. The external areas also have power sockets, tap points and external lighting.

## AGENTS NOTE

The vendors have lovingly upgraded and modernised this delightful family home, with viewing highly recommended given the sizeable family orientated living space and secure gated environment.

## FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

## SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'G'.

## TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

## VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel. (01482) 631133

E-mail: swansales@stanifords.com

## WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

## MORTGAGE CLAUSE

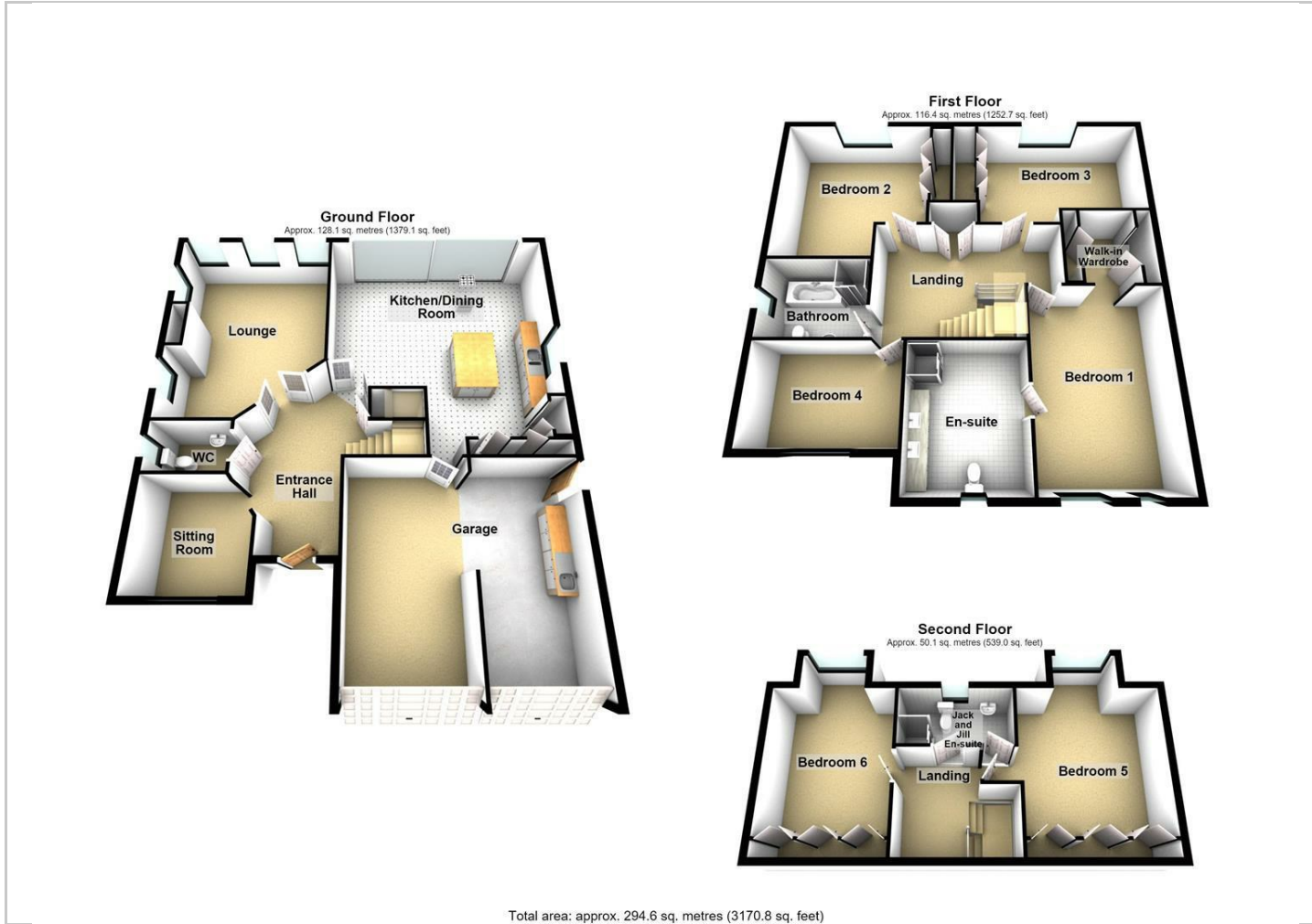
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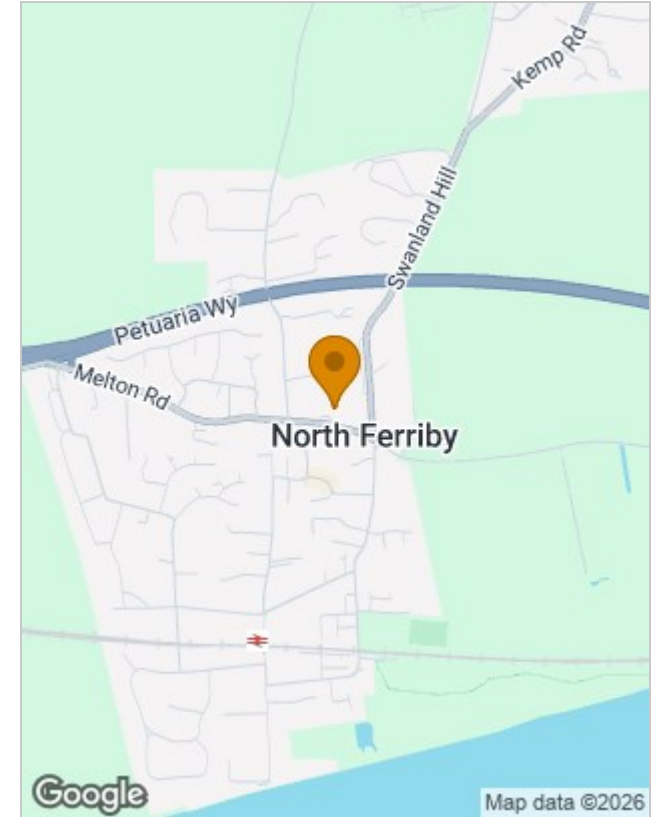




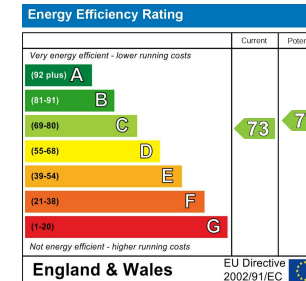
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.