



Alder Close

Brough, HU15 1ST

- SOLD WITH NO ONWARD CHAIN
- Stunning Open-Plan Kitchen/Dining/Living Area
- En-Suites to Two Bedrooms
- Great School Catchment
- Close to Local Shops & Amenities
- Superb Five Bedroom Detached home
- Spacious & Stylish Lounge
- Private Driveway & Detached Double Garage
- Perfect Family Home
- Viewing Absolutely Essential

Offers in excess of £450,000





A stunning five-bedroom detached family home, set over three floors and offered for sale with NO ONWARD CHAIN, situated within this desirable residential development in Brough.

This impressive property offers an exceptional amount of versatile living accommodation, making it an ideal choice for growing families. Beautifully presented throughout, the property combines generous proportions with stylish, modern living and has been thoughtfully arranged over three floors to provide excellent flexibility.

The ground floor provides a welcoming entrance hallway leading through to a spacious lounge, downstairs WC, alongside a stunning open-plan kitchen, dining and sitting space. The contemporary kitchen features a superb central island and flows seamlessly into dedicated dining and sitting areas, creating a fantastic sociable space for both everyday family life and entertaining. Patio doors open directly onto the rear garden, allowing the living space to extend naturally outdoors.

The first floor provides three well-proportioned bedrooms, including a generous master bedroom with en-suite facilities, alongside a further bedroom also benefiting from its own en-suite. A modern family bathroom completes this floor.

The second floor provides two further bedrooms and a second family bathroom, offering excellent flexibility for larger families, teenagers, guests or those working from home.

Externally, the property continues to impress with a private driveway providing ample off-road parking and a detached double garage. The rear garden has been designed with ease of maintenance in mind, featuring a paved seating area and artificial lawn, making it an ideal space for relaxing and entertaining without the upkeep of a traditional lawn.

A wonderful family home offering five bedrooms, four bathrooms, an outstanding open-plan living space, detached double garage and off-road parking, all combined with the benefit of no onward chain! Early viewing is essential!



Entrance Hall

The hallway welcomes you with a light and airy space featuring tiled flooring for easy upkeep and a carpeted staircase leading upstairs. The walls are painted a soft shade, complemented by classic white woodwork, creating a welcoming and spacious feel. There is under-stair storage, enhancing practicality, and access to a downstairs WC.

Lounge

11'5" x 20'8"

The lounge offers a cosy yet spacious environment, boasting a plush, light grey carpet and soft grey walls that create a calm atmosphere. A feature fireplace with a white surround forms a central focal point, while a large window and double doors at the rear flood the room with natural light. The space flows seamlessly to the dining area through wide openings, enhancing the sense of openness and connectivity.

Kitchen

10'2" x 20'11"

The kitchen is a modern, stylish space with a sleek, minimalist design. It features extensive cabinetry in a soft neutral tone with integrated appliances, including double ovens, hob, overhead extractor and fridge freezer. The central island provides a breakfast bar area with seating and additional workspace. Large floor tiles continue throughout, and the room benefits from ample natural light through the window and the open-plan connection to the sitting and dining areas.

Sitting Area and Dining Area

11'2" x 11'3" (Dining), 16'11" x 11'9" (Sitting)

The sitting and dining areas form a bright, open-plan space extending from the kitchen. The sitting area is furnished with a large, comfortable sofa and armchairs arranged to enjoy the warmth of a contemporary fireplace with a distinctive surround. Skylights above flood the room with natural light, while wide Patio doors open out onto the rear garden, facilitating indoor-outdoor living. The dining area sits adjacent, comfortably fitting a table, with plenty of room for entertaining.

Downstairs WC

2'10" x 4'9"

The downstairs WC is compact and modern, with a white suite contrasted by black tiles behind the sink, which sits in a black vanity, and a black double panel style radiator, creating a sleek and contemporary feel.

Bedroom 1

10'5" x 15'2"

A bright and comfortable double room featuring built-in wardrobes with sleek white fronts. The room is decorated in neutral tones with soft carpet underfoot, and a radiator. The room benefits from a window that fills the space with natural light.

Master En-suite

10'4" x 5'5"

The master en-suite is a well-appointed space with a walk in shower, double wash hand basins with storage beneath, WC and heated towel radiator. The room is finished with dark tiling contrasting with white fixtures, creating a modern and elegant shower room.

Bedroom 2

11'5" x 12'3"

A well-sized room with a carpeted floor and neutral decor. This room has ample space for bedroom furniture and an en-suite shower room. There is a window facing the front aspect and providing natural light to the room.

En-suite 2

6'6" x 4'7"

A useful en-suite with a corner shower cubicle, wash hand basin, and WC finished in a modern style with light tiling and chrome fittings.

Bedroom 5

8'7" x 8'3"

Currently used as a walk-in wardrobe, this is a versatile room that could be used as a child's bedroom, guest room or study. With carpeted flooring, neutral decor and a window bringing in natural light and facing the rear aspect.

Bathroom 1

6'6" x 5'4"

A modern family bathroom equipped with a bath, WC and wash hand basin with vanity below. It is tiled in grey shades with a frosted window for ventilation, privacy and natural light.

Bedroom 3

11'6" x 15'7"

A spacious, bright room located on the second floor, featuring a vaulted ceiling with skylights and neutral carpets. The room has ample space for furniture and is decorated in muted tones, creating a restful atmosphere.

Bedroom 4

10'7" x 15'8"

A well-proportioned room on the second floor with neutral carpets and walls, benefitting from natural light through the windows. The space is versatile for use as a bedroom or study.

Bathroom 2

6'7" x 5'4"

Located on the second floor, this contemporary bathroom is fitted with a bath with overhead shower, WC and wash hand basin with vanity below. Finished in light grey shade tiling with a frosted window allowing natural light and ventilation.

Rear Garden

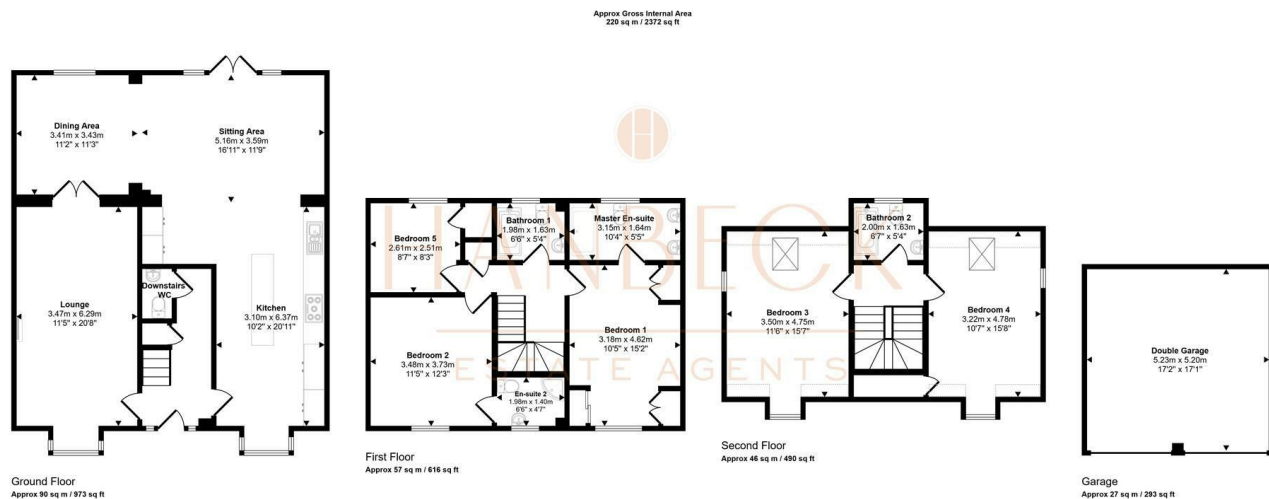
The rear garden is a well-maintained outdoor space with a large paved patio area perfect for al fresco dining, leading onto a neatly kept artificial lawn bordered with mature hedging for privacy and a touch of greenery. Designed for low maintenance and providing an excellent space for outdoor seating, entertaining and family use.

Front Exterior

The exterior features a spacious driveway with ample parking space for several vehicles, leading to a detached double garage.



Local Authority **East Riding Council**
Council Tax Band **F**
EPC Rating **C**



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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