



44
Spindlewood | Elloughton | HU15 1LL

£635,000

44 Spindlewood, Elloughton, HU15 1LL

Occupying one of the area's most sought-after addresses, this exceptional five-bedroom family home enjoys a superb plot with a beautifully mature rear garden offering an excellent degree of privacy. Thoughtfully transformed by the current owners, the property is centred around an outstanding open-plan living dining kitchen extending across the full width of the home. Designed with modern family living in mind, this spectacular space is flooded with natural light through expansive glazed sliding doors that perfectly frame the garden beyond. Complementing this impressive hub of the home is a welcoming formal lounge with a log-burning stove, a dedicated study ideal for home working, a convenient ground floor WC and laundry room.

To the first floor, five well-proportioned bedrooms provide excellent family accommodation, with four benefiting from fitted wardrobes. The principal bedroom enjoys the luxury of its own en-suite shower room, while the remaining bedrooms are served by a beautifully appointed family bathroom featuring a stylish four-piece suite.

Outside, the exceptional rear garden is a true highlight, beginning with an expansive porcelain-tiled terrace complete with a timber pergola, creating the perfect setting for outdoor dining and entertaining. Beyond, the mature lawn is bordered by established planting and features a superb timber cabin positioned centrally within the garden. Complete with underfloor heating, this versatile space is ideal as a home office, garden bar, gym or year-round entertainment room.

An integral garage provides further storage space, while a generous block-paved driveway provides extensive off-street parking.

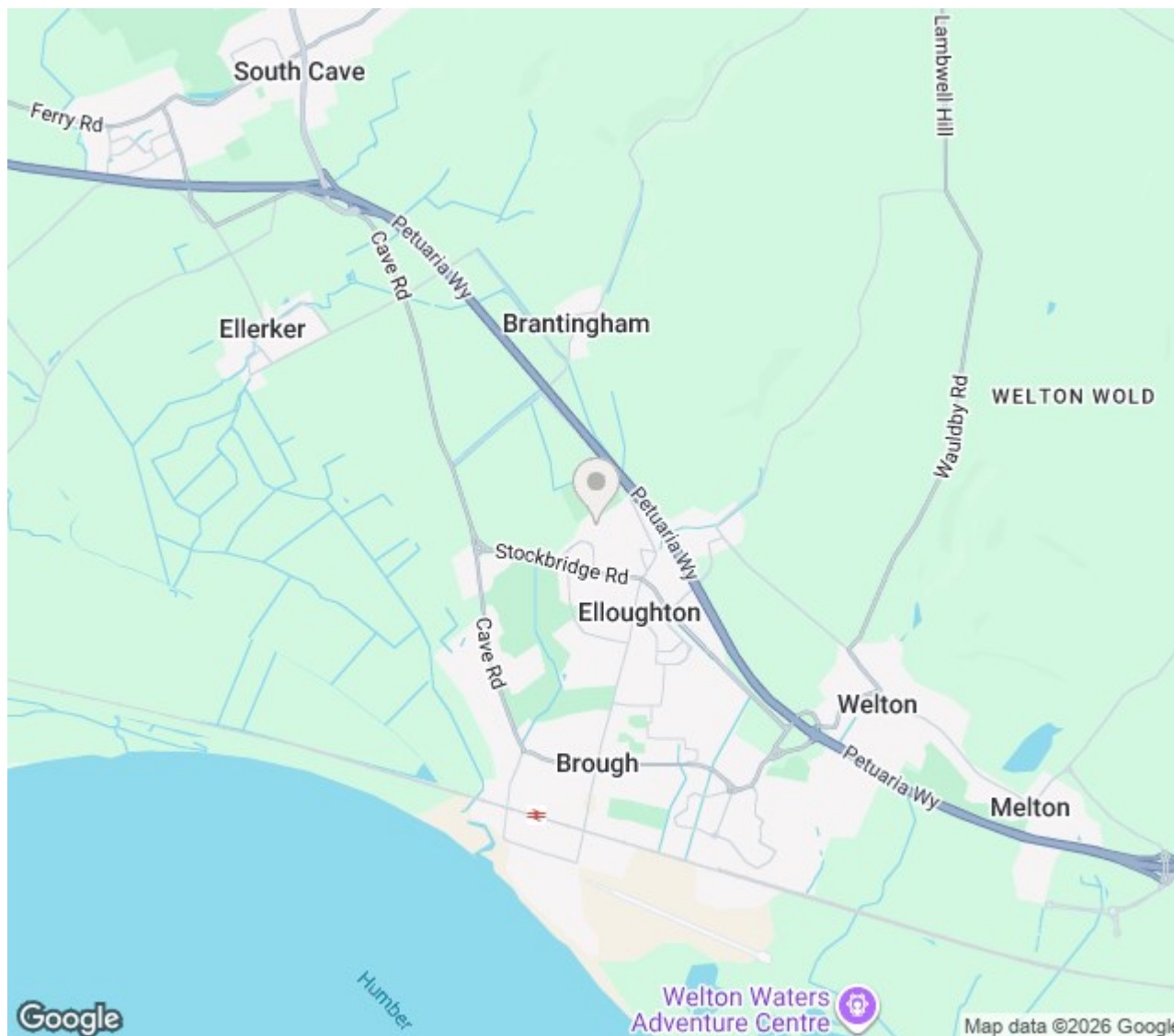


FAMILY RULES
1. Eat Lunch Clean
Be Thankful
2. Show Compassion
3. Dream Big
4. Respect one another
LAUGH OUT LOUD



Key Features

- Exceptional Five-Bedroom Family Home In Prestigious Location
- Outstanding Open-Plan Living Dining Kitchen
- Expansive Mature Private Rear Garden
- Formal Lounge With Log-Burning Stove
- Principal Bedroom With Luxury En-Suite Shower Room
- Dedicated Study, Laundry Room And Ground Floor WC
- Integral Garage And Generous Block-Paved Driveway
- Porcelain Terrace, Pergola And Heated Timber Cabin
- EPC = C
- Council Tax = F



Energy Efficiency Rating	
	Potential
Vary energy efficient - lower running costs	
(92 plus) A	<div style="text-align: center;"> 83 69 </div>
(81-91) B	
(69-80) C	
(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



ACCOMMODATION

The extensive accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, the welcoming hallway leads to the accommodation at ground floor level. There is Amtico flooring throughout, a staircase leads to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wall basin with mosaic tile splashbacks. There is further wall tiling and a heated towel rail.

LOUNGE

A well proportioned reception room featuring a bay window to the front elevation fitted with plantation shutters. A focal point is provided by the recessed log-burning stove, set beneath a substantial timber mantel and resting on a slate hearth.

STUDY

A versatile home office featuring a window to the front elevation fitted with plantation shutters. The room benefits from a bespoke fitted workstation incorporating a desk, cupboards and shelving, creating an ideal space for home working or study.

LIVING DINING KITCHEN

Opening from the entrance hall through part-glazed double doors, the superb open-plan living dining kitchen is undoubtedly the heart of this exceptional home. Beautifully designed and flooded with natural light from extensive glazing and roof lanterns, it enjoys a seamless connection with the landscaped rear garden through large sliding doors.

The bespoke shaker-style kitchen is fitted with an extensive range of wall and base units beneath Quartz worksurfaces, complemented by a central island incorporating an induction hob. A twin Belfast sink with Quooker instant hot water tap sits beneath a window which overlooks the garden, while integrated appliances include twin ovens, dishwasher, wine cooler and a space for an American-style fridge freezer. A timber breakfast bar provides space for casual dining.

The kitchen flows effortlessly into the spacious dining and living areas, creating an ideal space for both everyday family life and entertaining. Amtico herringbone flooring extends throughout, while the living area is centred around a contemporary media wall with a feature fireplace. Large glazed sliding doors perfectly frame the rear garden.

LAUNDRY ROOM

Positioned off the kitchen, the well-appointed laundry is fitted with a matching range of shaker-style wall and base units beneath complementary worksurfaces with matching upstands. There is a stainless steel sink unit with mixer tap, space and plumbing for a washing machine, additional appliance space, a wall-mounted boiler and a door providing access to the side of the property.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. There is a built-in airing cupboard housing a hot water tank.

BEDROOM 1

A spacious principal bedroom featuring a wall of fitted wardrobes and a window to the front elevation. The room enjoys direct access to:

EN-SUITE

The en-suite is appointed with a contemporary three-piece suite comprising a WC, vanity wash hand basin with storage beneath and a shower enclosure with thermostatic shower. Complemented by attractive wall tiling, a heated towel rail, illuminated mirror and a window to the side elevation.

BEDROOM 2

A double bedroom with a wall of fitted wardrobes and a window to the rear elevation.









BEDROOM 3

A further double bedroom with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 4

A good sized fourth bedroom with a window to the front elevation.

BEDROOM 5

A good sized double bedroom with fitted wardrobes and shelving. There is a window to the front elevation.

BATHROOM

The luxurious family bathroom is beautifully appointed with a contemporary four-piece suite comprising a WC, vanity wash hand basin with storage beneath, a double-ended bath with central filler, and a spacious double width shower enclosure with thermostatic rainfall shower. Finished with full-height wall tiling, the room also features a matching wall cabinet, heated towel rail, wall-mounted television, ambient lighting including recessed floor illumination, and a window to the rear elevation.

OUTSIDE

FRONT

An extensive block-paved driveway extends across the front of the property, providing ample parking for several vehicles and giving access to the integral garage.

REAR

The exceptional rear garden is undoubtedly one of the property's standout features, extending to an impressive length and offering an outstanding degree of privacy and seclusion. Adjoining the house is a generous porcelain terrace which can be accessed directly via the sliding doors from the kitchen, there is also a stylish timber pergola, creating the perfect space for outdoor dining and entertaining. Steps lead down to an expansive lawn, beautifully framed by mature trees and established borders, providing an idyllic setting.

GARDEN CABIN

Set within the garden is a timber garden cabin, ideal as a home office, gym, studio or entertaining space. It is installed with electric, underfloor heating and internet provisions.

GARAGE

The integral garage is installed with an automated folding shutter door, light and power. There is a personnel door from the study.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.



AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

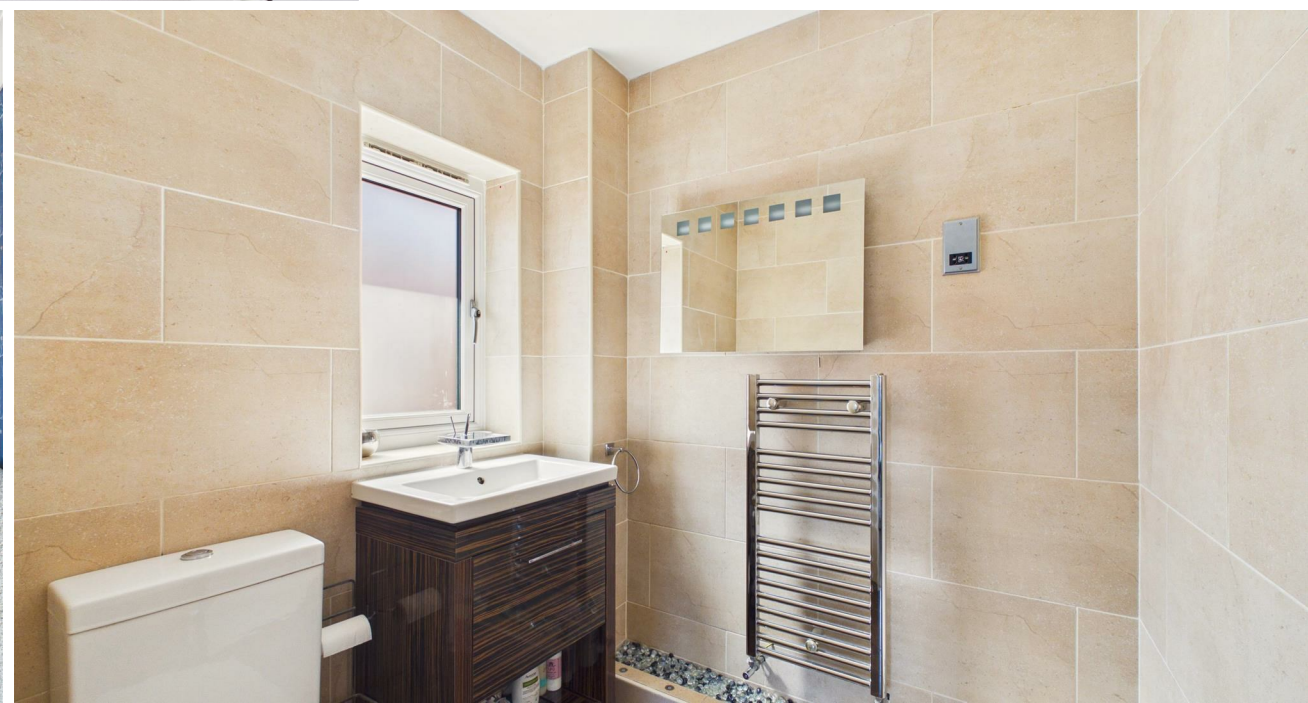
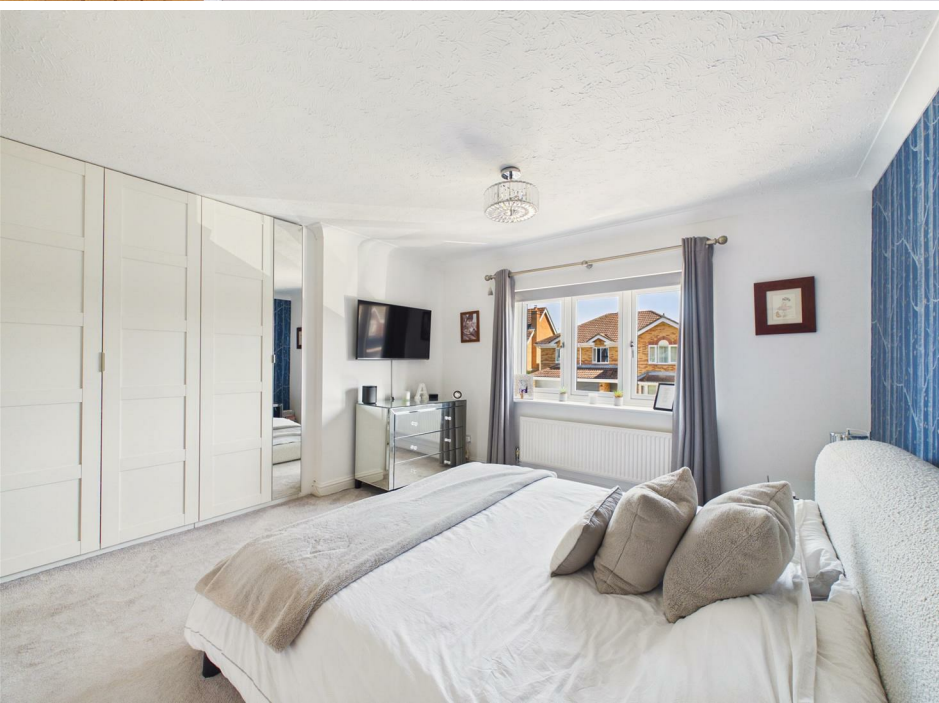
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of



an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100









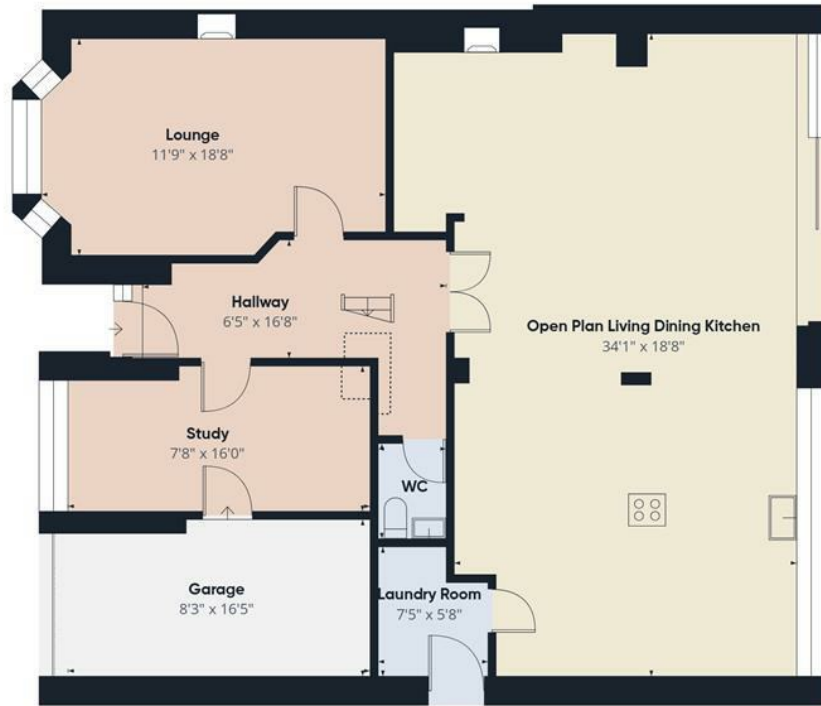












Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2416 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

The logo features a green house icon above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

Philip
Bannister

Estate & Letting Agents

Platinum Collection