



The Meadows, East Riding of Yorkshire
Offers in excess of £350,000





KEY FEATURES

- Superb Detached Property
- Village Location
- Immaculately Presented
- Open Plan Living Space
- Four Good Sized Bedrooms
- En Suite & Family Bathroom
- Private South Facing Rear Garden
- Garage & Driveway
- EPC Rating
- Council Tax Band E
- EPC rating TBC



DESCRIPTION

The Meadows are set in the West End of South Cave, an incredibly desirable West Hull Village with direct access to the M62 Western Corridor out to the national motorway network and the A63 Eastern Corridor to Kingston Upon Hull and the East Coast.

Set within an established and attractive development of traditionally styled properties that offer generous plots and a very open and un-crowded cul-de-sac position. The Meadows development is close to the childrens' play park, the village library and sports field, adorned with beautiful mature trees, with the local mini-market is only five minutes walk away.

Benefitting from a full programme of redecoration earlier this year, this fabulous four bedroomed detached home offers well-designed, open plan accommodation that would appeal to the family buyer.

The hallway welcomes you in to view this tastefully-styled home, there is a comfortable sitting room with bay window to the front of the property and a ground floor W.C is located from the hallway.

The superb open plan living, dining, kitchen area has double doors that open out into a covered alfresco dining area and then onto the rear garden, creating a wonderful and private place to entertain family and friends.

There is a well-appointed kitchen offering feature lighting and a range of integrated appliances including a wine chiller, dishwasher, combination microwave/grill and double-ovens, to name only a few. From the kitchen is a generous utility room with a range of wall and base units, a large ceramic sink and drainer and chrome mixer tap. There is plumbing and power for a range of laundry equipment, the recently installed boiler is also located conveniently within this room and there is a single door to the side access of the property.

To the first floor is a spacious gallery landing, the family bathroom and four double bedrooms, with the principle bedroom benefiting from an en-suite bathroom and bespoke fitted wardrobes.

There is an integral garage to the front of the property with a roller-shutter door, lighting and power supplies to support EV charging and additional appliances. There is a large, block-paved area offering ample space for parking for several vehicles, flanked both sides with lawned areas and mature, shaped trees.

The enclosed rear garden is a family friendly area with mature hedging around the full perimeter, mainly laid to lawn with a block-paved patio providing a seating area and covered dining area, ideal for outdoor entertaining.





PARTICULARS OF SALE

Hallway

Bright and spacious with a ceramic tiled floor and carpeted stairs, understairs storage cupboard and radiator discreetly hidden by a decorative cover.

Sitting Room

A generous living area in a neutral colour scheme, with a bay window which floods the room with natural daylight. There are two panelled radiators and a feature gas fire set within a stylish fire surround and marble hearth. Feature plaster corning, decorative dado rail and polished chrome fittings all add to the elegance of this room.

Ground Floor W.C

Half-tiled in a stylish mini-brick up to a feature dado rail, this is a compact but very functional and stylish W.C. A traditional style wash hand basin and close-coupled cistern are finished with premium quality, polished chrome fittings. Also, there is a recently installed high-gloss panel radiator, chrome towel ring, chrome paper roll holder, mirrored vanity cabinet and spot downlighters.

Kitchen Diner & Entertaining Room

This bespoke kitchen provides an extensive range of high-gloss base and larder units, a huge run of workspace as a preparation area for large-scale entertaining and integrated appliances are in abundance. There are two full-height tower radiators, feature lighting is within the plinths and spot downlights are throughout.

The two large south-facing windows look out across the garden and the French doors lead from a spacious living & dining area out to an alfresco, covered dining room. Above the 5-ring gas hob there is a stylish coloured-glass splashback, high-powered extraction, to the immediate left there are three ovens at high-level and to the right are the dishwasher, wine cooler and housing for a full-height larder refrigerator and freezer.

Cloak Room

A conveniently located cloakroom which is accessed directly from the dining area, providing excellent full-height storage for coats, bags, shoes and with enough capacity to also hide the ironing board and vacuum cleaner!

Laundry / Utility Room

As a continuation of the kitchen diner, there is a further full-height tower radiator with thermostatic control valve, wall and base units in the same high gloss finish as the kitchen, ample workspace also in the same design as the kitchen, another large ceramic sink/drainer with a chrome mixer tap. There is plumbing and power for laundry machines. The recently installed Ideal Combination boiler is practically located within this area and there is an entry/exit door to the side of the property with a walkway to the front and rear gardens and loft storage space available from this room.

Landing Area

A bright and spacious area with a gallery balustrade, providing access to the four bedrooms, the family bathroom and an airing cupboard for linen storage which also houses a recently installed, high-capacity, pressurised hot water tank providing a rapid flow supply to the two showers. There is access to the loft storage and a panelled radiator from the landing.

Bedroom One

To the front of the property, this principle bedroom offers a full range of bespoke fitted wardrobes creating a clam and clutter-free environment, an ensuite bathroom is access directly from this room.

Ensuite Bathroom

This ensuite bathroom is tiled floor to ceiling for convenience and for ease of maintenance. There is a walk-in shower cubicle with a dual-head rainfall / directional shower, a large wash basin, shaver socket and mirrored vanity cupboard.

There is a recently installed paneled radiator with thermostatic control valve, a close-coupled W.C and obscured window.



Bedroom Two

To the rear of the property and with a south-facing window, this double bedroom has a panel radiator, spot downlighters, power and antenna sockets, plaster corning and feature dado rail.

Bedroom Three

Also to the rear of the property, this double bedroom has a south-facing window, a panel radiator, spot downlighters, power and antenna sockets and plaster corning.

Bedroom Four

To the front of the property this is a generous single bedroom or home office. With neutral decoration, a polished wood floor, feature dado rail and plaster corning.

Family Bathroom

Recently fully upgraded, this family bathroom has been finished floor to ceiling with brick-style chamfered tiling for convenience and offers a contemporary, Arctic white suite.

There is large tub bath with a wall-mounted, thermostatic mixer, also providing a shower function.

There is a full-height tower radiator with thermostatic control valve, a close-coupled push-button operated W.C, illuminated vanity mirror, a large wash basin with under-cupboard unit, spot downlighters and all chrome fittings throughout.

Garage

Integral to the front of the property, there is a recently installed roller shutter entry door, a cold water supply, loft storage, lighting and a series of power sockets to support additional appliances and EV charging.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: E

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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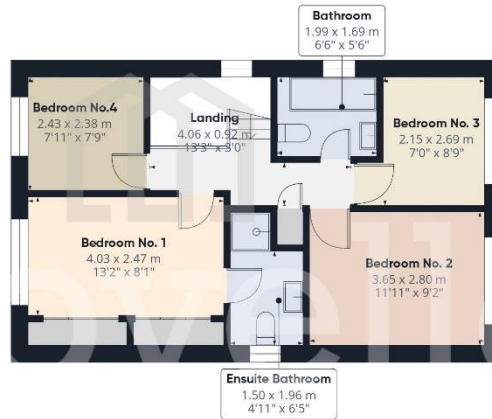
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



Floor 0

Approximate total area⁽¹⁾
122.9 m²
1322 ft²



Floor 1



(1) Excluding balconies and terraces

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

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