



Fernland Close, Brough, HU15 1DQ
£365,000


Philip
Bannister

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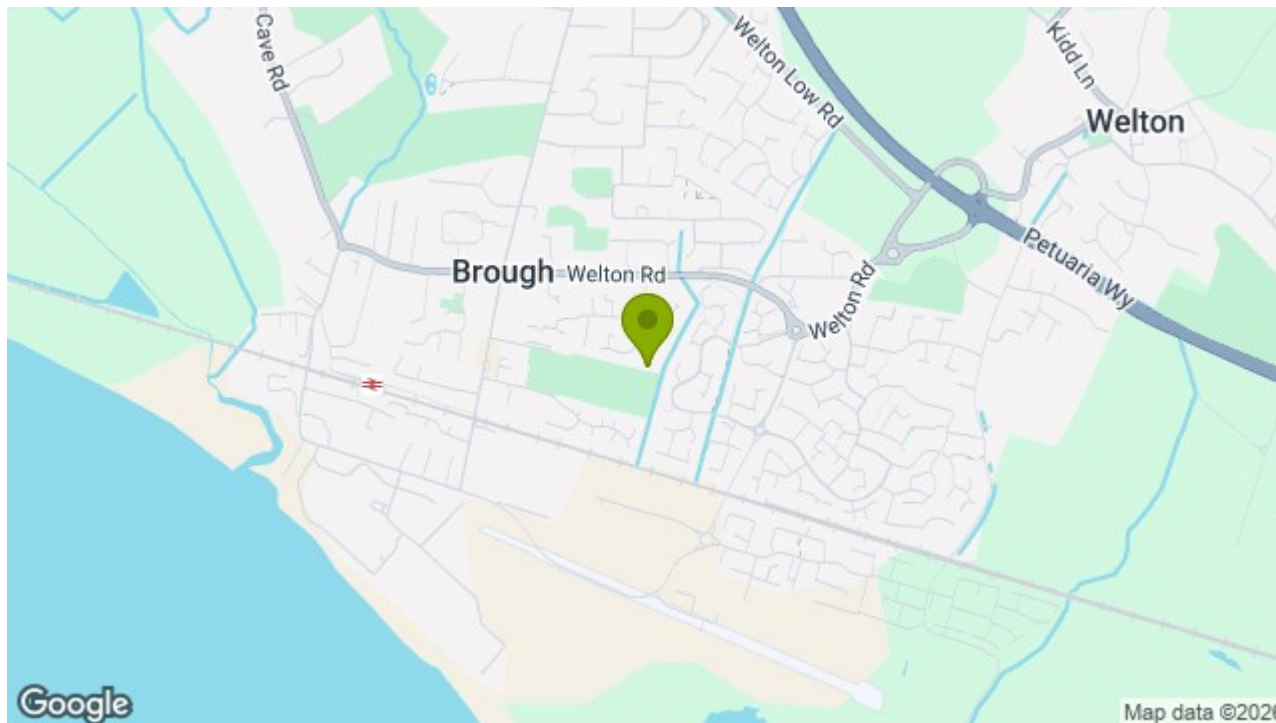
Key Features

- Impressive Detached Family Home
- Extended Living Space
- Four Bedrooms
- Private Southerly Facing Garden
- Fabulous Open Plan Dining Kitchen & Utility Room
- Spacious Lounge And Day Room
- Luxurious Family Bathroom
- Two Useful Garden Outbuildings
- Driveway And Detached Garage
- Council Tax = D / EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		

Occupying an attractive position within a small cul-de-sac in this established residential area of Brough, this impressive detached family home offers spacious and beautifully presented accommodation arranged over two floors. Combining generous living space with a versatile layout, the property provides four bedrooms together with a fabulous open-plan dining kitchen, two reception rooms and a useful utility room, making it particularly well suited to modern family life.

The ground floor has been thoughtfully designed around the needs of everyday living and entertaining, with the dining kitchen forming the heart of the home and opening through to the impressive day room and rear garden. To the first floor are four well-proportioned bedrooms, including a versatile fourth bedroom currently used as a walk-in wardrobe, together with a luxurious family bathroom. Outside, the property continues to impress with a private, landscaped, southerly-facing garden, two useful outbuildings and a generous driveway leading to a detached garage.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall provides access to the property via a composite entrance door, with a window to the side elevation and access to the cloakroom/WC.

CLOAKROOM/WC

Fitted with a modern two-piece suite comprising a concealed cistern WC and vanity wash basin with fitted storage beneath. The room features tiled walls, a heated towel rail and a window to the side elevation.

LOUNGE

A beautifully appointed and spacious front-facing reception room featuring a bow window to the front elevation and a further window to the side, creating a bright and inviting living space.

INNER HALLWAY

With staircase leading to the first floor accommodation and a window to the side elevation.

DINING KITCHEN

A fabulous open-plan space with dedicated areas for cooking and dining. The stylish fitted kitchen comprises a comprehensive range of handleless wall and base units, complemented by contrasting work surfaces and matching splashbacks. A 1½ bowl sink unit is positioned beneath a window overlooking the rear garden, while integrated appliances include a NEEF oven and microwave, ceramic hob with extractor hood and dishwasher. There is ample

space for a dining table and chairs, together with French doors opening onto the rear garden and an archway leading through to the day room.

DAY ROOM

A fabulous second reception room enjoying a pleasant outlook over the garden, with French doors opening onto a decked terrace.

UTILITY ROOM

A useful utility room with matching units to those of the kitchen, incorporating a stainless steel sink unit, space and plumbing for an automatic washing machine and space for a tumble dryer.

FIRST FLOOR

LANDING

With access to all first floor accommodation and a window to the side elevation.

BEDROOM 1

A spacious double bedroom with a window to the front elevation.

BEDROOM 2

A second double bedroom featuring decorative part-panelled walls and a window overlooking the rear garden.

BEDROOM 3

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

BEDROOM 4

A versatile fourth bedroom, currently utilised as a walk-in wardrobe but equally suitable for use as a bedroom, dressing room or home office. There is a window to the rear elevation.

BATHROOM

A luxurious bathroom fitted with a three-piece suite comprising WC, vanity wash basin with fitted storage and a P-shaped bath with thermostatic shower over. There are fully tiled walls, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

The property is approached via a block-paved driveway, with the front garden featuring a curved, well-stocked planting bed with established shrubs, providing an attractive approach to the property.

REAR

The delightful rear garden enjoys a southerly aspect and an excellent degree of privacy. Designed with low maintenance in mind, the garden features a sandstone patio and shaped artificial lawn to the centre. A composite decked terrace provides an ideal seating and entertaining area, while the opposite side features a continuation of the patio and a small garden pond. Raised planting beds add colour and soften the garden, while two useful outbuildings, both benefiting from light and power, provide excellent additional space. One would make an ideal garden studio, while the other is positioned privately to the side and was formerly utilised as an office. The garden is enclosed by fencing, with gated access from the driveway.

DRIVEWAY & GARAGE

A generous block-paved driveway provides off-street parking for several vehicles and leads to a detached garage, which is fitted with an up-and-over door and benefits from light and power.





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 D. (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.

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.

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.

AGENT NOTES.

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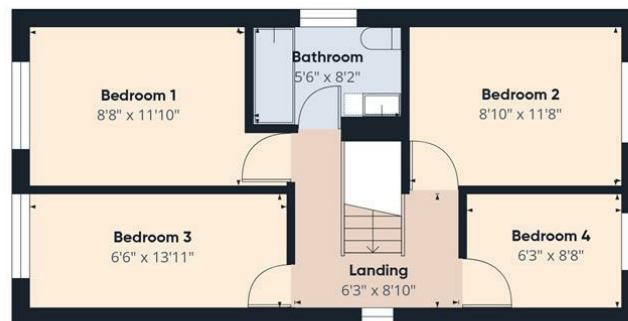
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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



First Floor



Approximate total area⁽¹⁾

1119 ft²

Reduced headroom

6 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.

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