



Fernland Close, Brough, HU15 1DQ
£299,950

Philip
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Estate & Letting Agents

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Key Features

- Extended Detached Home
- Beautifully Presented Throughout
- Private Southerly Rear Garden
- Impressive Living Kitchen Diner With Bi-Folding Doors
- Attractive Lounge With Stove
- En-Suite To Bedroom 1
- Useful Office Space
- Separate Utility Space
- Driveway Parking
- EPC = C / Council Tax = C

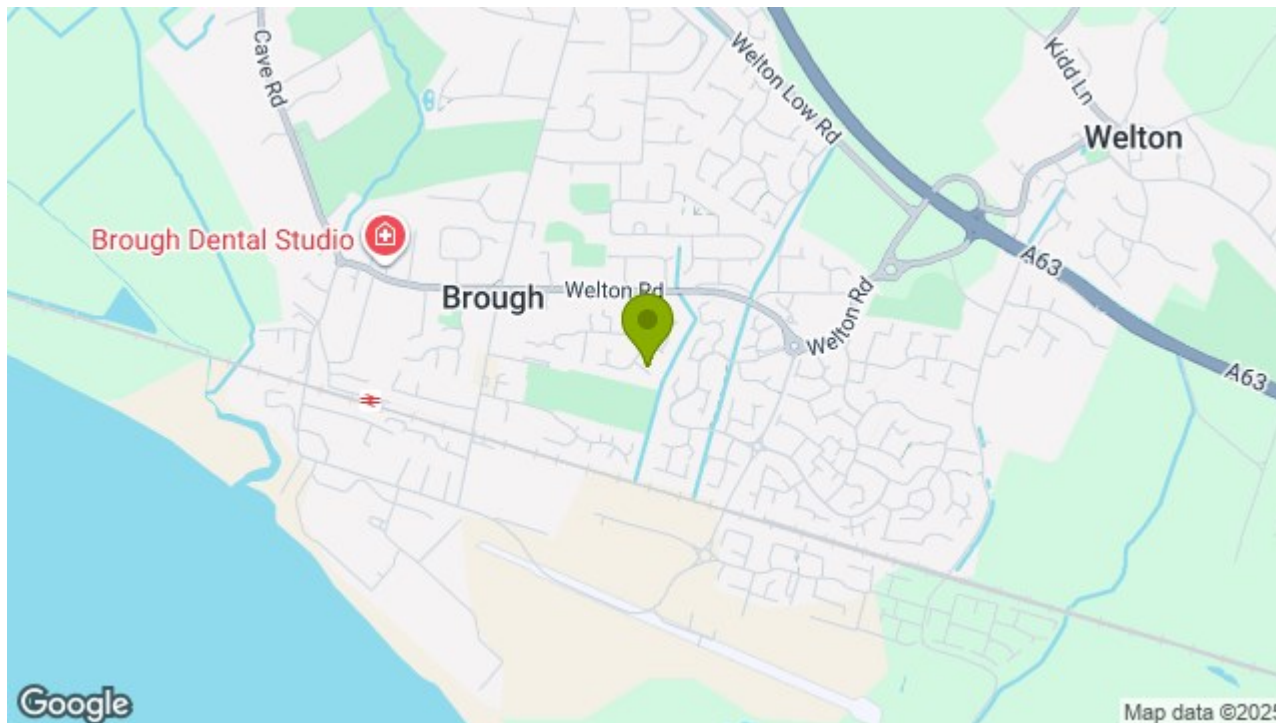
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

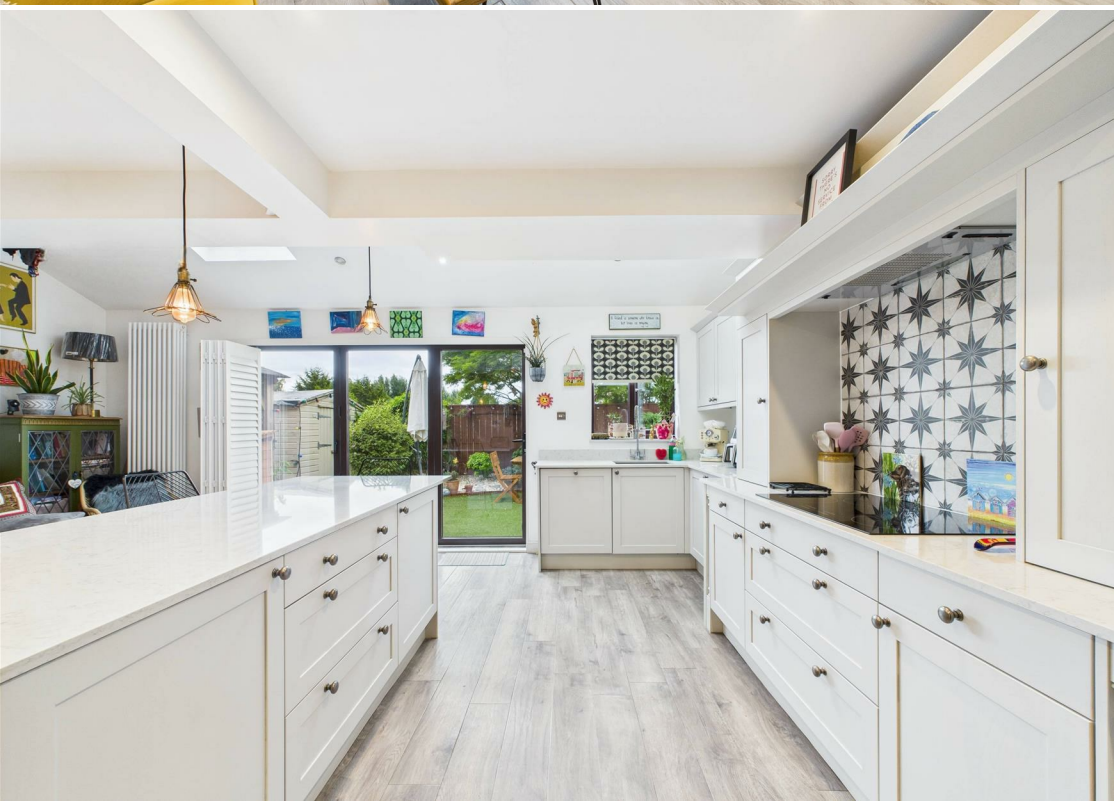
This beautifully presented 4-bedroom detached home has been thoughtfully extended to the rear, offering fabulous family-sized accommodation with a stylish and contemporary design. Enjoying a private southerly-facing rear garden, this property is ideal for both relaxed family living and entertaining.

Inside, the accommodation comprises an entrance hall, a front-facing lounge with a charming stove, and a show-stopping full-width living dining kitchen, complete with a central island and bi-folding doors to the garden. The kitchen truly is the heart of the home. A separate utility room and a versatile bedroom/office provide added convenience and flexibility.

Upstairs, there are three generous bedrooms, all with fitted wardrobes. The principal bedroom benefits from a en-suite facilities, while a family bathroom serves the remaining rooms.

Externally, the property boasts excellent driveway parking to the front, and the rear garden has been landscaped for low maintenance.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door.

LOUNGE

The attractive front facing reception room features a beautiful gas effect log burning stove set within a recessed fireplace with a tiled hearth and timber mantle. There is a window to the front elevation and an archway opening to:

LIVING DINING KITCHEN

This superb open plan living dining kitchen forms part of an impressive rear extension which spans the width of the property to the rear. Offering dedicated areas, the kitchen is fitted with a high quality range of shaker style wall and base units which are mounted with Quartz worksurfaces and matching splashbacks. An inset sink unit with professional mixer tap sits beneath a window to the rear, integral appliances include a fridge freezer, dishwasher, double oven/grill, microwave and ceramic hob beneath an extractor hood. There is a matching island peninsula with overhanging breakfast bar. There are two Velux skylights providing natural light alongside bi-folding doors opening to the rear garden.

UTILITY

Fitted with additional storage units contrasting with those of the kitchen, a floor to ceiling cupboard houses the plumbing for a washing machine and space for a dryer.

BEDROOM 4 / OFFICE

A versatile space which could be utilised as a 4th bedroom or office space. Positioned to the front of the property with a bow window. There is a fitted storage cupboard with sliding doors.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard above the stairwell.

BEDROOM 1

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

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure with a thermostatic shower. There is tiling to the walls and a window to the rear.

BEDROOM 2

A second double bedroom with fitted wardrobes and a window to the front of the property.

BEDROOM 3

A good sized third bedroom with a fitted wardrobe and a window to the front elevation.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There are half tiled walls and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a double width resin driveway providing excellent off street parking. An adjacent gravelled area provides the potential for additional parking.

REAR

The attractive rear garden offers excellent privacy and enjoys a southerly aspect. An area of artificial turf has a gravelled border and there is a sandstone patio beneath a delightful timber pergola with an additional covered seating area. To one corner there is a timber shed and fencing to the boundaries.

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 C. (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.





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.

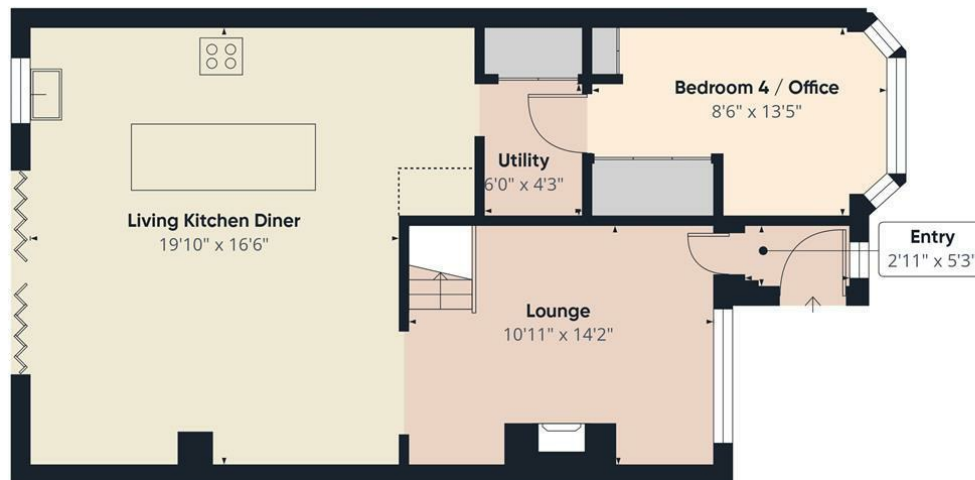
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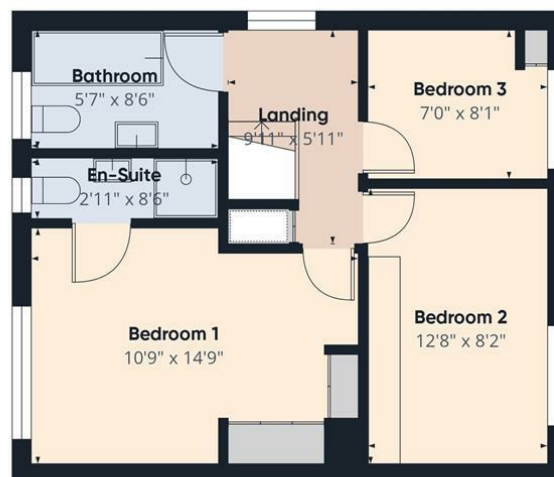
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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

1099 ft²

Reduced headroom

7 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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