



9
Shaw Avenue | Welton | HU15 1YA

£450,000

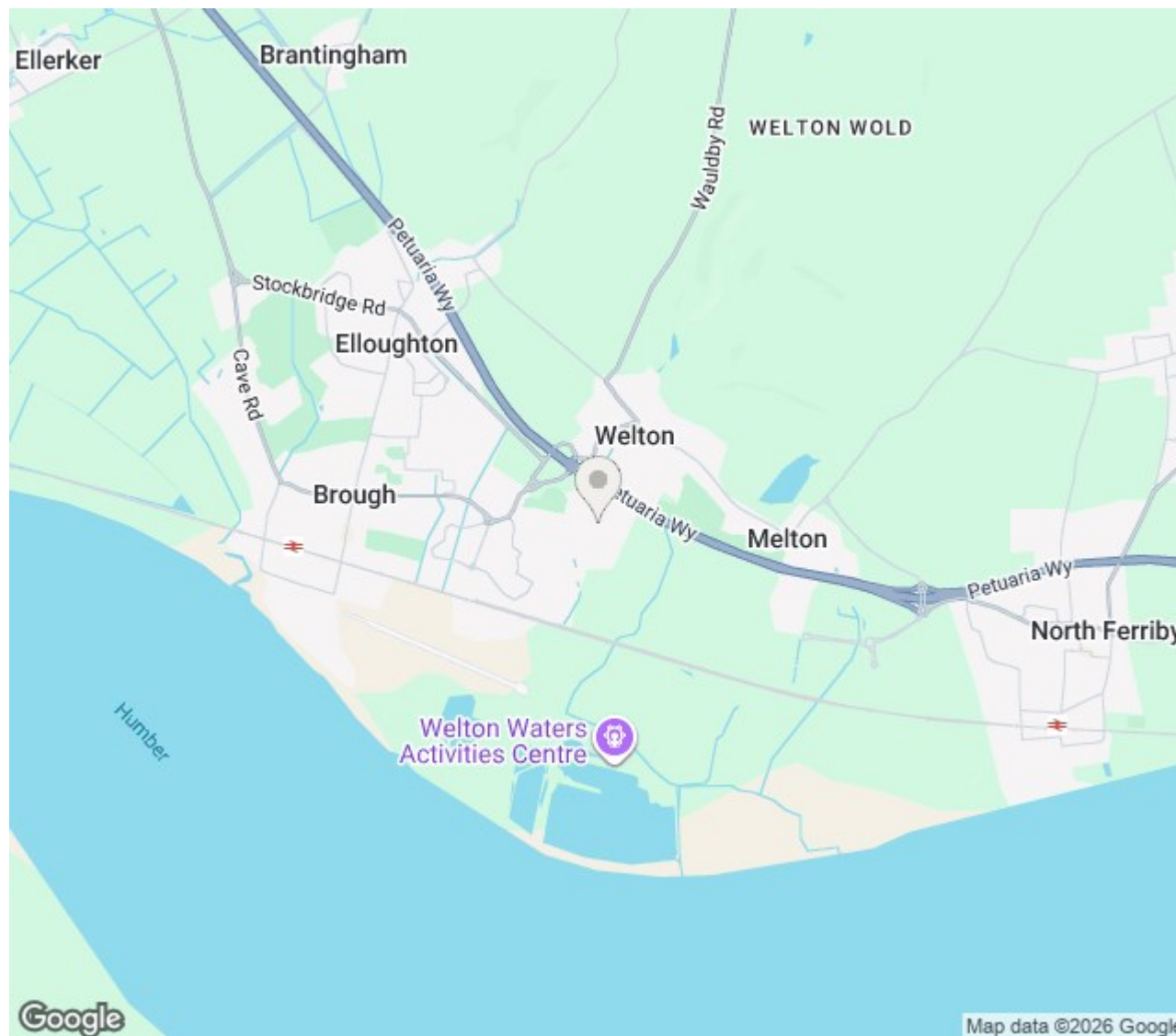
9 Shaw Avenue, Welton, HU15 1YA

The epitome of family living - This spacious 4 double bedroom detached residence, meticulously crafted to a high standard by Messrs. Beal Homes in the sought-after "Egton" style. The property effortlessly combines practicality with elegance, offering an ideal haven for family life. The heart of the home lies in the stunning full-width living-dining kitchen, boasting high-quality units, granite work surfaces, and bi-folding doors that seamlessly connect indoor and outdoor spaces. A separate utility room and cloaks/wc enhance the functional layout. The beautiful lounge becomes a focal point, adorned with a log-burning stove and bespoke alcove units. Upstairs, four generous double bedrooms await, including a master suite with a luxurious en-suite and dressing area. The lavishly appointed family bathroom showcases a four-piece suite. Outside, the double driveway leads to a double garage, while the rear garden, complete with a composite decked terrace, provides the perfect backdrop for family gatherings and relaxation.



Key Features

- Impressive Detached Home
- Open Plan Living Dining Kitchen
- High Quality Finish Throughout
- 4 Generous Double Bedrooms
- Lounge With Log Burner
- Bi-Folding Doors To Rear Garden
- Luxurious Bathroom & En-Suite
- Front & Rear Garden
- Double Garage & Driveway
- EPC = B / Council Tax = G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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 spacious range of accommodation is spread over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A welcoming entrance hall is accessed via a composite door and features a wooden floor, staircase leading to the first floor accommodation. Internal doors to lounge and kitchen:

LOUNGE

18'11 x 12'2 (5.77m x 3.71m)

An elegant and comfortable bay-fronted reception room with a wooden floor, complemented by bespoke alcove cabinets on either side of a recessed log-burning stove, placed upon a polished granite hearth and adorned beneath a tasteful timber mantle. Double doors connect through to:

LIVING DINING KITCHEN

11'8 x 31'11 (3.56m x 9.73m)

The heart of the home in this expansive full-width living-dining kitchen, a harmonious space that seamlessly integrates kitchen, living, and dining areas. The high-quality kitchen boasts a sophisticated design, with granite worktops and upstands adorning the meticulously fitted wall and base units. A recessed sink unit with a graceful swan neck sits beneath a window to the rear, while integral NEFF appliances, including a twin oven, ceramic hob beneath an extractor hood, fridge freezer, and dishwasher, elevate the kitchen's functionality and style. At the heart of it all, a central island stands as a focal point, featuring contrasting units, a granite worktop, and a breakfast bar. Extensive bi-folding doors effortlessly connect the interior to the inviting rear garden and there is a continuation of the wooden floor.

UTILITY ROOM

A thoughtfully designed utility room, seamlessly aligned with the kitchen's aesthetic with matching units, granite worktops, upstands, and a convenient sink unit. There is space to accommodate an undercounter appliances, a cloakroom/wc is discreetly tucked away and a door to the side of the property ensures easy access.

CLOAKROOM/WC

Fitted with a contemporary two piece suite comprising WC and a wash basin with splashback tiling.

FIRST FLOOR

LANDING

A spacious landing which provides access to the accommodation at first floor level. There is a large built-in linen cupboard.

BEDROOM 1

18'11 x 10'2 (5.77m x 3.10m)

A generously proportioned master bedroom graced with a box bay window. Adding to its allure, a thoughtfully designed dressing area features fitted wardrobes which connects to en-suite facilities.

EN-SUITE

This luxurious en-suite, adorned with a high-quality three-piece suite featuring a WC, wash basin, and a generously sized shower cubicle equipped with a thermostatic shower. A testament to refined taste, with contrasting wall and floor tiling that adds a touch of sophistication. A heated towel rail completes the space.

BEDROOM 2

13'11 x 11'9 (4.24m x 3.58m)

A second generous double bedroom.

BEDROOM 3

11'9 x 10'6 (3.58m x 3.20m)

A further generous double bedroom.











BEDROOM 4

11'9 x 10'6 (3.58m x 3.20m)

A final double bedroom of generous proportions.

BATHROOM

This lavishly appointed family bathroom is adorned with exquisite marble-effect wall tiling. A four-piece suite, feature a WC, pedestal wash basin, a spacious shower enclosure with a thermostatic shower, and a sumptuous bath. Tiled flooring adds a practical and stylish touch, while a heated towel rail ensures a touch of comfort and warmth.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with a herbaceous border to the front perimeter.

REAR

The rear garden is an excellent size and features composite decking adjoining the property with a further large patio to one corner. There is a central lawn with timber fencing to the perimeter.

DOUBLE GARAGE & DRIVEWAY

A block paved double width driveway provides excellent off street parking provisions and in turn leads to a double garage. The garage features two individual doors, light and power supply.

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 G. (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. There may be associated estate management costs which should be confirmed in pre-contract enquiries.

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.

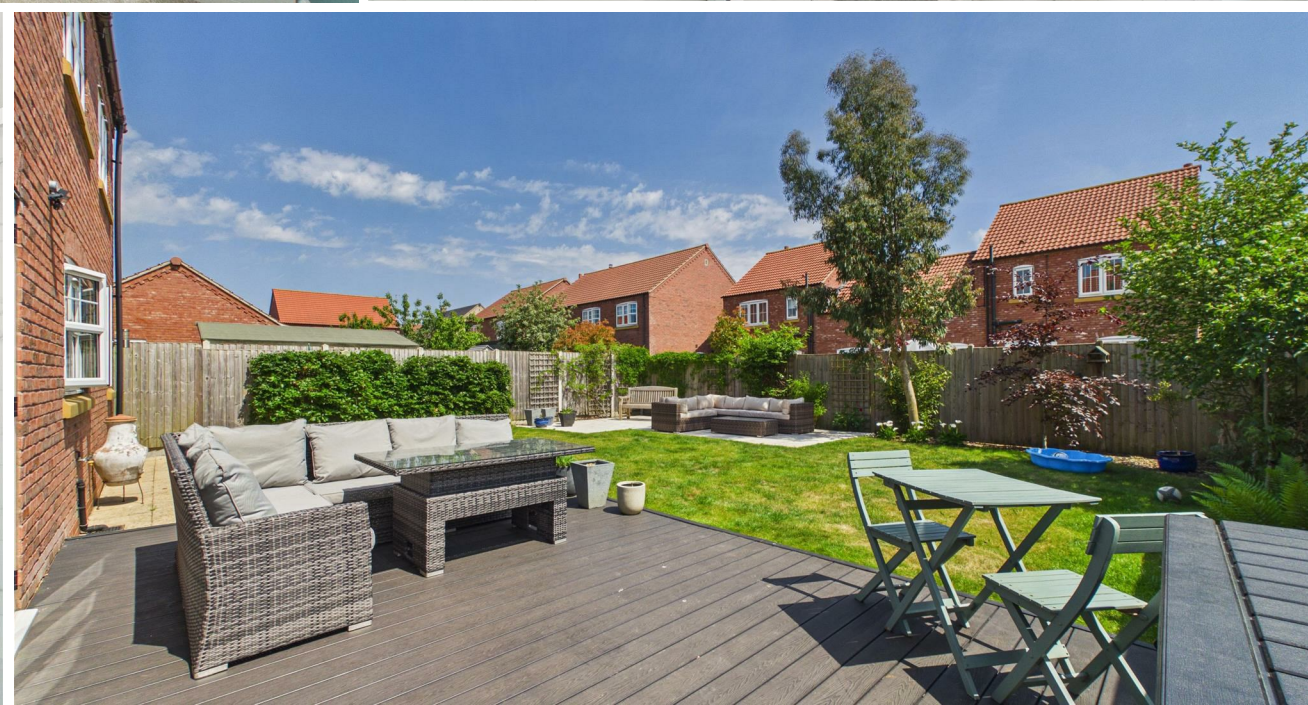
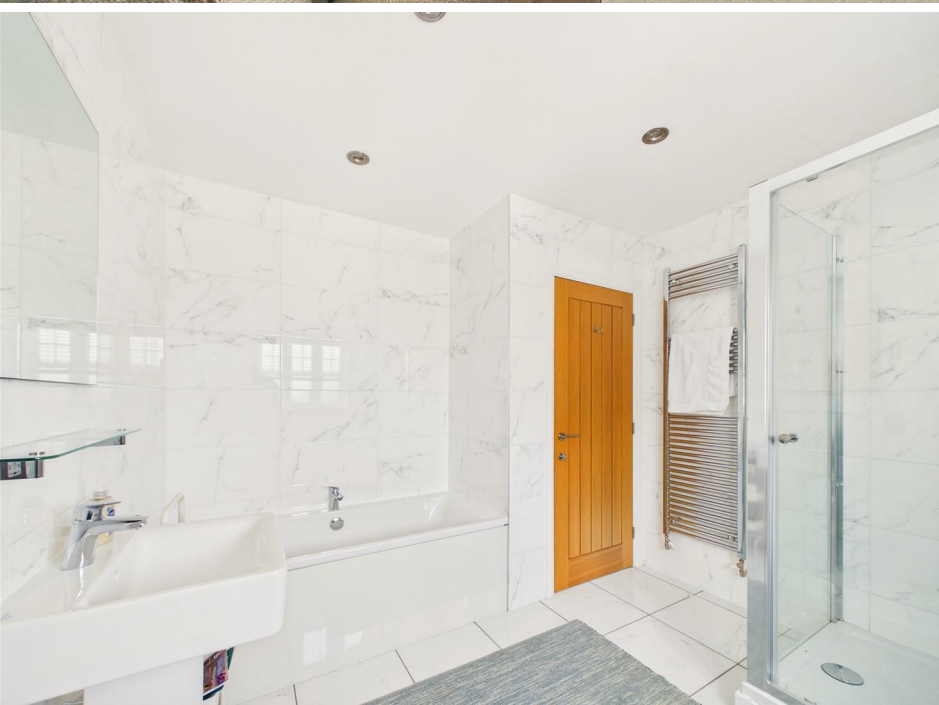
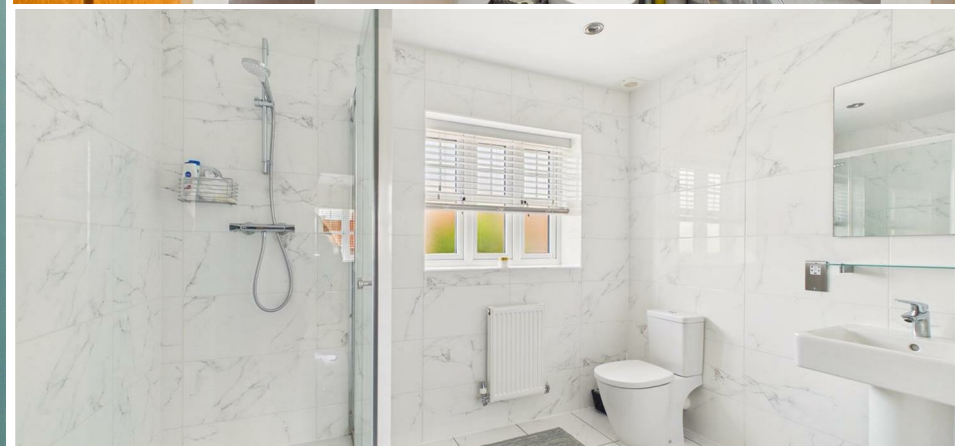
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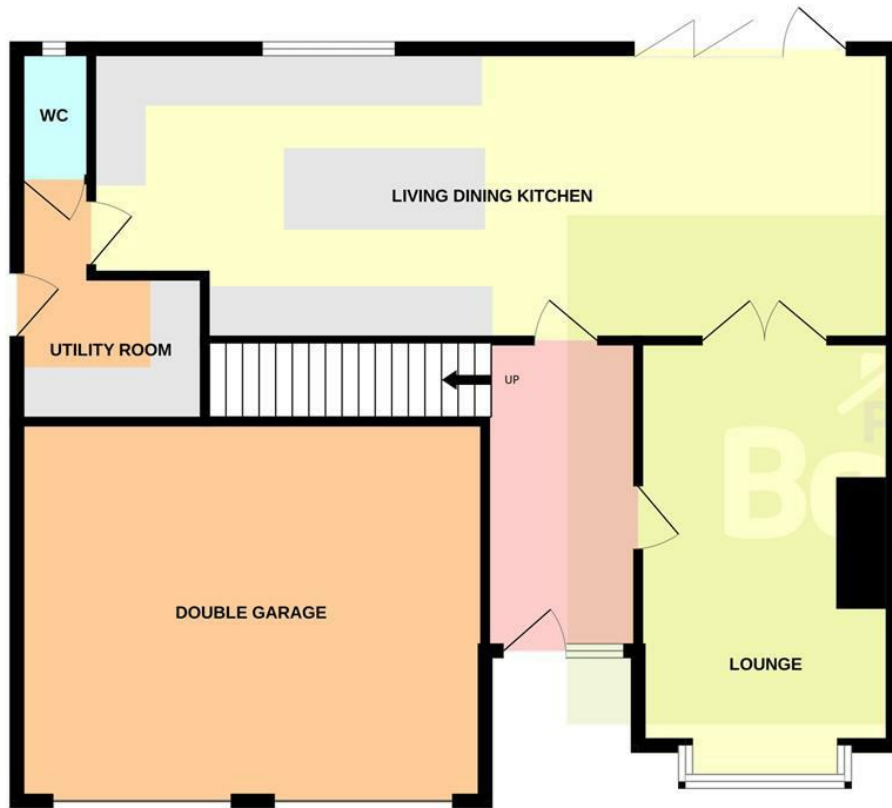




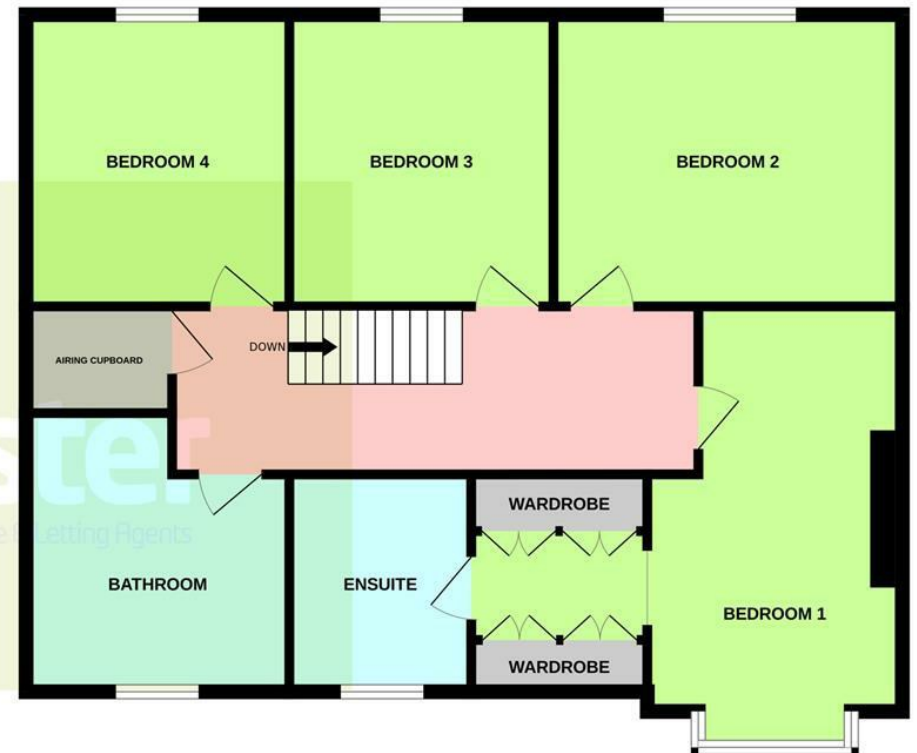




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Signature Collection