

Welton Road, Brough, HU15 1DR

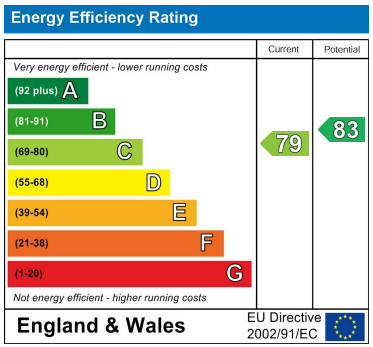
Offers In The Region Of £475,000

Philip Bannister

Welton Road,
Brough, HU15 1DR

Key Features

- Individual Detached Residence
- Constructed Circa 2004
- Beautifully Appointed Breakfast Kitchen
- 2 Versatile Reception Rooms
- 3 Bedrooms With Storage
- En-Suite & Family Bathroom
- Detached Double Garage From Private Driveway
- Front & Rear Gardens
- EPC = C
- Council Tax = F



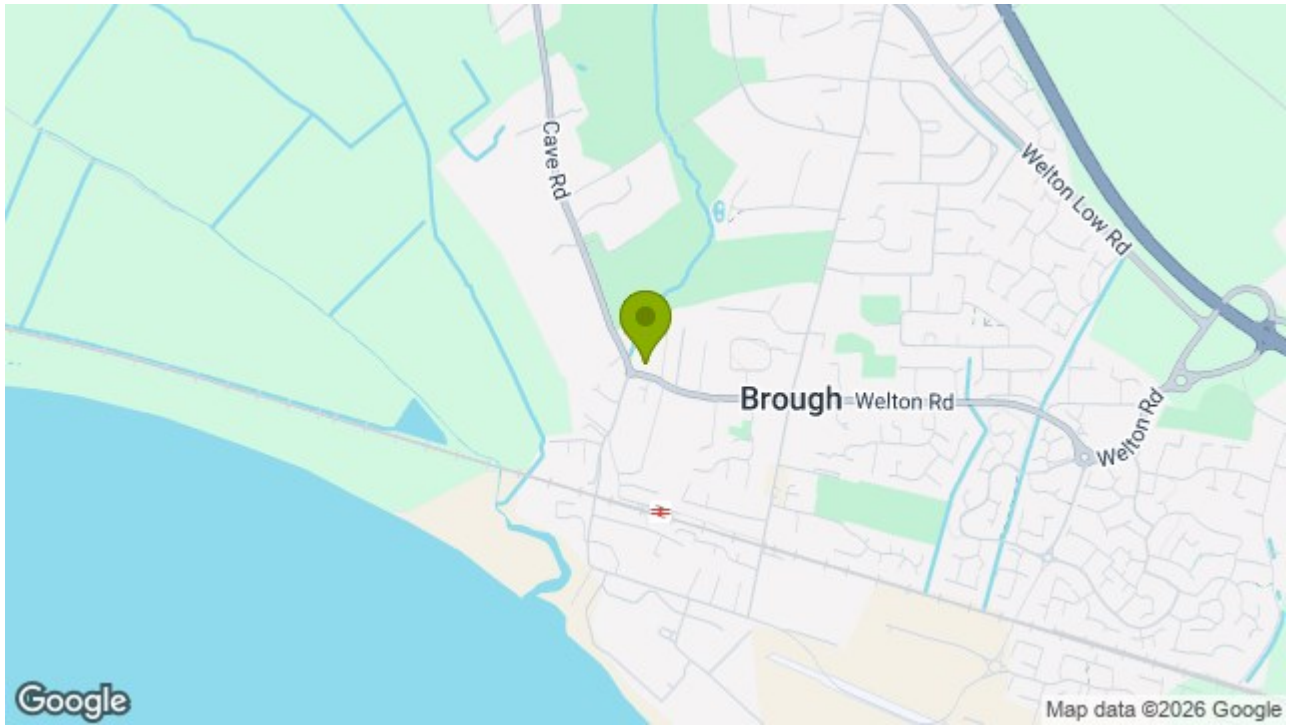
Nestled away from the roadside and approached via a discreet private driveway, this individual detached residence is a fine example of thoughtful design and quality craftsmanship. Commissioned and constructed in 2004 by the current owner, the home sits perfectly toward the rear of its plot.

The property's external character is echoed within, where exposed timber beams and underfloor heating run throughout, complemented by elegant cherry oak flooring in the principal reception space.

At the heart of the home lies an exceptional kitchen, featuring premium quartz work surfaces, a striking SMEG range cooker, and a full suite of integrated appliances. A second reception room, centred around a distinctive spiral staircase, provides a versatile additional living area.

The first floor accommodates three well-proportioned bedrooms, all benefiting from bespoke storage solutions, including a principal bedroom with en-suite facilities and a stylish family bathroom.

Outside, the grounds are equally impressive. An established front garden incorporates a south-westerly facing patio, while a secluded rear terrace hosts a summer house and artificial turf. Completing the offering is a substantial detached double garage and ample driveway parking.








ACCOMMODATION
The exceptional range of accommodation is positioned over two floor and comprises:

GROUND FLOOR

LOUNGE
An elegant reception room which is filled with natural light flowing through windows on three elevations. There are timber beams to the ceiling and a feature fireplace with exposed brick chimney breast, wooden mantle and a recessed log burning stove. A Cherry Oak floor runs throughout with underfloor heating, there is an external door leading in, a staircase to the first floor and a useful cupboard beneath.

KITCHEN
The luxurious kitchen is fitted with a comprehensive range of shaker style wall and base units which are mounted with Quartz worksurfaces set beneath a tiled splashback. A ceramic sink unit with mixer tap and instant boiling water tap sits beneath a window to the rear elevation, integrated appliances include a dishwasher, larder fridge and freezer, microwave, washing machine and a freestanding SMEG range which sits within an exposed brick recess with a timber mantle and concealed extractor hood. A breakfast bar provides space for casual dining, French doors lead out to the garden and there is a porcelain tiled floor throughout with underfloor heating.

REAR ENTRANCE
With a door leading from the rear garden. There is a continuation of the porcelain tiled flooring with underfloor heating and access to:

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wall hung wash basin. There are half height wall tiles, a window to the rear, porcelain floor tiling with underfloor heating.

SITTING ROOM
A versatile reception room which is positioned adjacent to the kitchen and features French doors opening to a patio area and an impressive spiral staircase that leads to the principal bedroom.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a dormer window to the front elevation and access to eaves storage.

BEDROOM 1
The principal bedroom suite features two dormer windows and a further window to the gable end which allows plenty of natural light. There is fitted storage and access to the spiral staircase.

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower cubicle with a thermostatic shower and a tiled inset. There is additional wall tiling, a heated towel rail and a Velux window.

BEDROOM 2
A second double bedroom with a dormer window to the front, two further windows to the gable and two built-in storage cupboards.

BEDROOM 3
An 'L' shaped bedroom with two Velux windows, fitted wardrobes and a two built-in cupboards.

BATHROOM
A well appointed bathroom which is fitted with a three piece suite comprising WC, vanity wash basin within a fixed storage unit and a panelled bath with a glazed screen and a thermostatic shower over. There is partial wall tiling, a matching storage unit, heated towel rail and a Velux window.

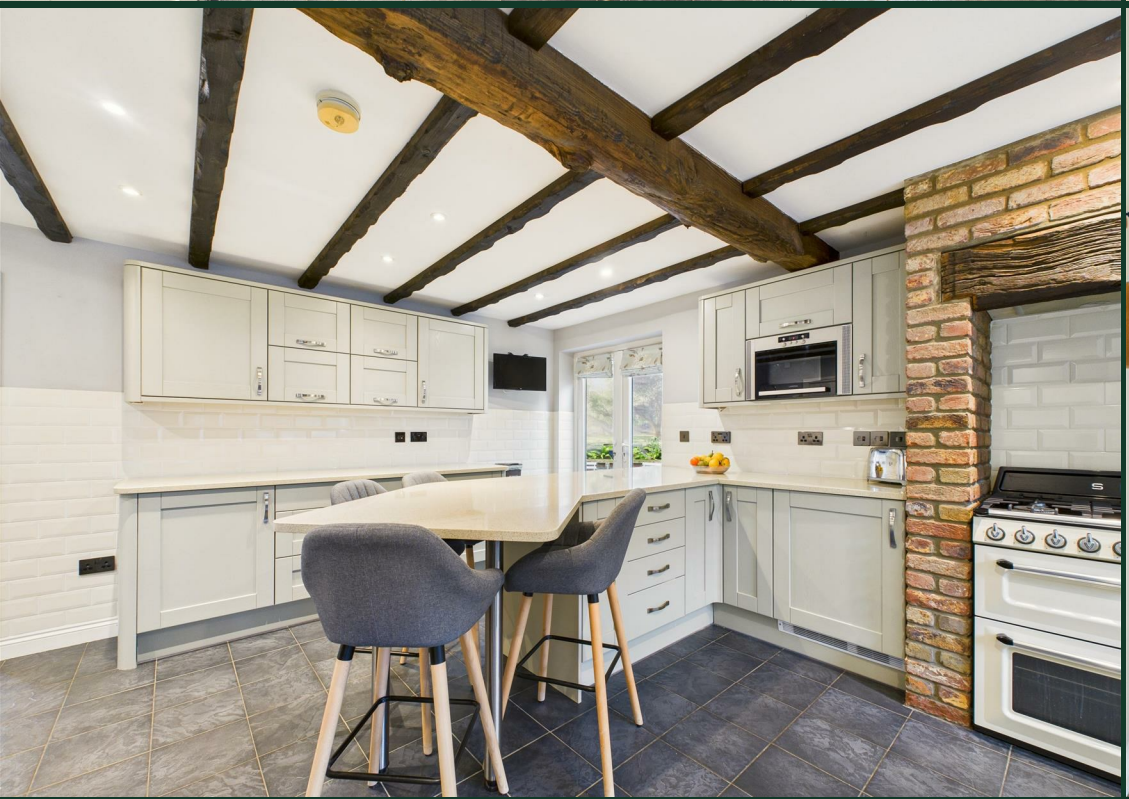
THE GROUNDS
The property is approached along a gravel driveway which opens to a parking area and double garage. The property is towards the rear of the plot with established shrubbery flanking a lawned garden. There is a patio area directly to the front of the property which enjoys a south westerly aspect. A secluded terraced garden is to the rear of the property with steps leading up to a lawn to one side and artificial turf to the other, a further area of artificial lawn sits beneath a pergola and there is a timber summerhouse with electric.

DOUBLE GARAGE
The detached double garage features an automated up and over door, light and power supply. There is also a personnel door to the side.

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 OR The property has the benefit of sealed unit double glazing.
SECURITY - The property has the benefit of an installed burglar alarm system.
COUNCIL TAX - Council Tax Band 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.

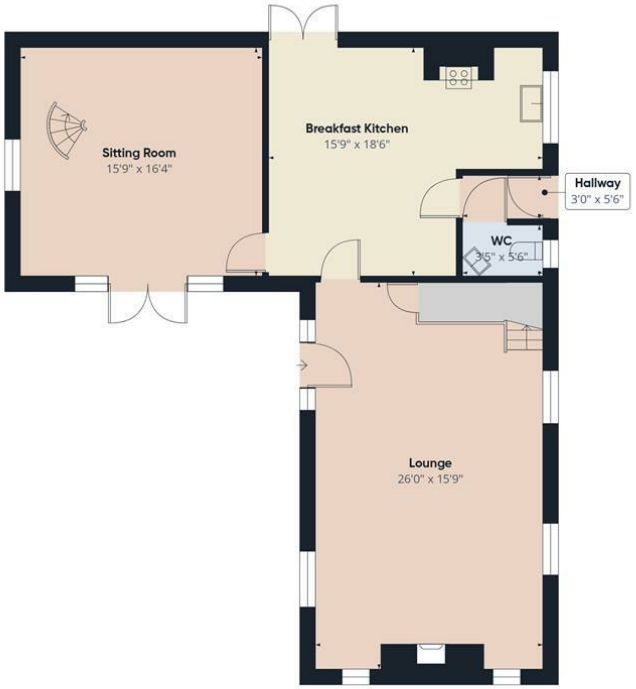
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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



First Floor



Approximate total area(1)

1583 ft²

Reduced headroom

189 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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