



Southcote Close, South Cave, HU15 2BQ
£380,000


Bannister

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Key Features

- Generous Family Home In A Desirable Cul-De-Sac Location
- Sought-After Location Close To Market Place
- Four Good-Sized Bedrooms Including Primary With En-Suite
- Spacious Full-Width Living Dining Kitchen
- Bay-Fronted Lounge And Versatile Study
- Garden Room And Convenient Utility Room
- Extensive Driveway Parking And Attached Garage
- Established Private Rear Garden With Large Patio
- EPC = D
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

A generous family home occupying a desirable position on a cul-de-sac of similar properties, conveniently located close to Market Place in the sought-after village of South Cave. Offering an excellent range of accommodation arranged over two floors, the property provides superb versatility for modern family living. The ground floor comprises a welcoming entrance hall, cloakroom/WC, bay-fronted lounge, versatile study and an impressive full-width living dining kitchen, featuring a comprehensive range of appliances and a log-burning stove within the sitting area. A garden room enjoys views over the rear garden, while a useful utility room provides further practicality.

To the first floor, there are four good-sized bedrooms, with the primary bedroom benefiting from an en-suite, in addition to a well-appointed four-piece family bathroom. Outside, the property enjoys extensive driveway parking leading to a garage, while the established rear garden is a particular feature, being mainly laid to lawn with a large patio area and offering an excellent degree of privacy. A superb family home in a popular village location, combining generous proportions with versatile accommodation and attractive outside space.





ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the welcoming hallway features a staircase to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

A well-appointed cloakroom fitted with a WC and vanity wash basin set within a fixed unit. There is a window to the side elevation and access to an understair storage cupboard.

LOUNGE

A front-facing reception room of excellent proportions, featuring a bay window to the front elevation. There is ample space for a three-piece suite.

STUDY

A versatile reception room offering potential for a number of uses, including a second sitting room, playroom or, as currently utilised, a study. The room features fitted furniture including a desk, storage cupboards and shelving, together with a window to the front elevation.

OPEN PLAN LIVING DINING KITCHEN

Spanning the full width of the property to the rear, this fabulous open plan space incorporates designated living, dining and kitchen areas.

The kitchen is fitted with a comprehensive range of high gloss wall and base units, which are complemented by solid wood worksurfaces and a tiled splashback. There is a composite sink unit positioned beneath a window to the rear, together with a range of integrated appliances including an electric oven,

gas hob with extractor hood, fridge freezer and a second undercounter fridge. Further features include under-cabinet lighting and plinth lighting.

There is ample space for a dining table and chairs, while the kitchen opens into a comfortable seating area, where a fabulous log-burning stove forms the central feature.

Doors open to:

GARDEN ROOM

Enjoying views over the rear garden, this excellent additional reception space is ideal for daytime living and relaxation. French doors open to the rear garden and patio.

UTILITY ROOM

Fitted with wall units, worksurface and tiling, together with plumbing for an automatic washing machine. A door leads to the rear garden, while an internal door provides access to the garage.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

A spacious primary double bedroom featuring a bow window to the front elevation. There is access to:

EN-SUITE

Fitted with a three-piece suite comprising WC, pedestal wash basin and a shower enclosure with splashproof wall panelling and thermostatic shower. There is tiling to the walls, a heated towel rail and a window to the side elevation.

BEDROOM 2

A second double bedroom featuring fitted furniture including a desk and wardrobes. There is a window to the rear elevation.

BEDROOM 3

A further double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 4

Featuring fitted hanging rails, a built-in cupboard and a window to the front elevation.

BATHROOM

The well-appointed family bathroom is fitted with a four-piece suite comprising WC, pedestal wash basin, corner bath with handheld shower attachment and a corner shower enclosure with waterproof splashboards and thermostatic shower. There is wall tiling, a heated towel rail and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property, there is an extensive driveway providing ample off-street parking for a number of vehicles. The driveway leads to the attached garage, positioned to the side of the property. To either side of the driveway are curved planting beds with established shrubbery and slate beds.

REAR

The rear garden is an excellent size, offering a good level of privacy and being not directly overlooked at the rear. The garden is well established and is mainly laid to lawn, with planting beds to the perimeter, a large patio adjoining the property and a further patio with timber pergola to the bottom of the garden. There is also a large timber shed and fencing to the perimeter.





GARAGE

The attached garage, positioned to the side of the property, features an up-and-over door, lighting and power. A personnel door leads through to the utility room.

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 E. (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.

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