

Whitakers

Estate Agents



28 Sandholme Park, Brough, HU15 2GD

Offers Over £425,000

This impressive four bed detached property has been altered and enhanced by the current owners to now provide a modern spacious family home in this much sought after village location.

Built by reputable builders Peter Ward Houses to a high standard in 2016, this extensive accommodation extends to just under 1800 square feet of living space and briefly comprises: spacious entrance, office/snug, useful W.C, dining room and open plan kitchen diner with utility located just off and large conservatory to the ground floor; the first floor boasts four good bedrooms (the master fitted with en-suite) along with a family bathroom suite.

Externally the property occupies a generous plot with gardens to both the front and rear with large side drive to accommodate multiple cars and leading to the garage.

This property really does tick all the boxes in terms of size and condition and location, and early viewing is recommended to avoid disappointment.

Description

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The Accommodation Comprises

Ground Floor

Entrance Hall

Double glazed entrance door, central heating radiator, laminate flooring, under stairs storage cupboard, staircase leading to the landing and a coved ceiling.

Cloakroom

Towel rail central heating radiator, low flush WC, wash basin and a dado rail.

Lounge 16'2" x 12'11" (4.95m x 3.96m)

Upvc double glazed window and door leading to the conservatory, central heating radiator, feature fireplace with a log burner and a coved ceiling.

Conservatory 16'7" x 13'4" (5.08m x 4.07m)

Upvc double glazed windows and French windows leading to the rear garden, under flooring heating with laminate flooring, air conditioning and a ceiling fan.

Playroom 12'11" x 9'8" (3.95m x 2.96m)

Twin Upvc double glazed windows to the front aspect, central heating radiator, laminate flooring and a coved ceiling.

Office 10'2" x 6'0" (3.10m x 1.84m)

Twin Upvc double glazed windows to the front aspect, central heating radiator and a coved ceiling.

Living Dining Kitchen 20'8" x 13'7" maximum (6.30m x 4.15m maximum)

Upvc double glazed window and French windows leading to the gardens, central heating radiator, laminate flooring, hole in the wall feature fireplace. In the kitchen part of the room there is a range of base, wall and drawer units with fitted work surfaces and tiled splash backs, inset one and a half bowled stainless steel sink unit, inset 6 ring gas hob with a cooker hood over, double oven and integrated dish washer.

Utility Room 10'1" x 5'8" (3.09m x 1.74m)

Double glazed side entrance door, fitted with a range of units with fitted work surfaces and tiled splash backs, single drainer sink unit, plumbed for an automatic washing machine, extractor fan and the gas central heating boiler.

First Floor

Landing

Upvc double glazed window, central heating radiator, coved ceiling, access to the loft space and a large airing cupboard housing the hot water cylinder.

Master Bedroom 15'10" x 13'11" (4.84m x 4.25m)

Twin Upvc double glazed windows to the front aspect, central heating radiator, fitted with an extensive range of wardrobes with sliding doors to one wall and additional wardrobes, bed side cabinets and over head storage to the other. Leads to:

En Suite Shower Room

Upvc double glazed window, chrome towel rail radiator, under floor heating, partially tiled and three piece bathroom suite comprising large walk in shower cubicle, oversized vanity wash basin and a WC, down lighters and tiled flooring with under floor heating.

Bedroom Two 14'6" x 10'3" (4.42m x 3.14m)

Upvc double glazed window to the rear elevation and a central heating radiator.

Bedroom Three 12'11" x 9'8" (3.95m x 2.97m)

Twin Upvc double glazed windows to the front aspect and a central heating radiator.

Bedroom Four 12'9" x 10'2" maximum (3.91m x 3.10m maximum)

Upvc double glazed window to the rear elevation and a central heating radiator.

Family Bathroom

Upvc double glazed window, towel rail radiator, under floor heating, partially tiled and three piece bathroom suite comprising panelled bath with a mixer shower with rainfall shower head and a

shower screen, oversized vanity wash basin and a low flush WC, tiled flooring, downlighters and an extractor fan.

Gardens

At the front of the property there is a lawned garden with well stocked borders. A double width gravelled driveway provides extensive off street parking and leads to the garage. At the rear of there property there is a lawned garden and large patio with a decking area and a boundary hedge.

Double Garage

Electronic up and over door, side access door, power and lighting laid on and ample eaves storage.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax Band - F

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC Rating - TBC

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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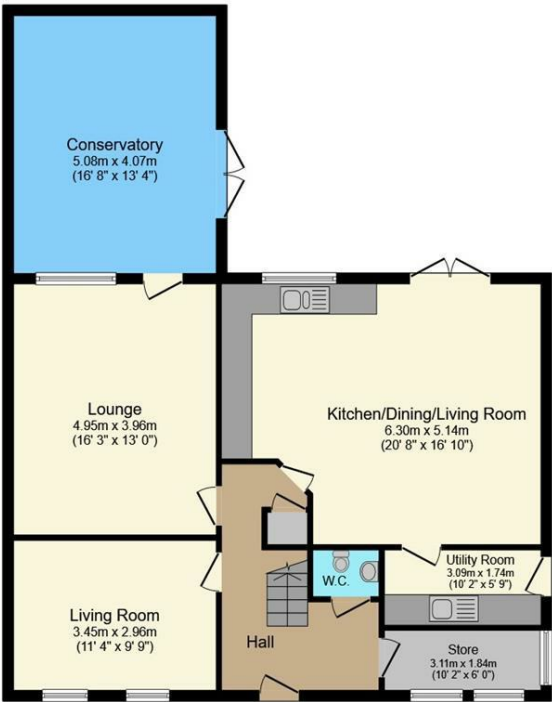
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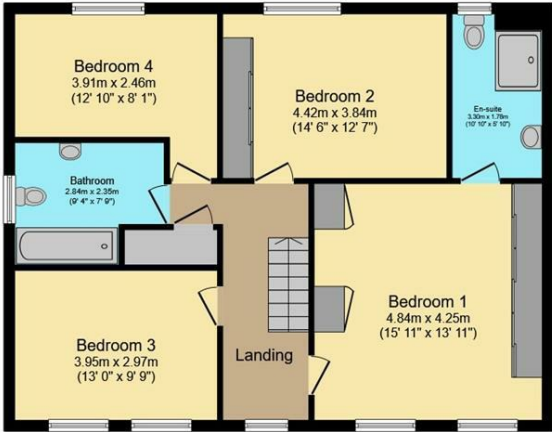
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Floor Plan



Ground Floor

Floor area 104.4 sq.m. (1,124 sq.ft.) approx



First Floor

Floor area 83.3 sq.m. (897 sq.ft.) approx

Total floor area 187.7 sq.m. (2,021 sq.ft.) approx

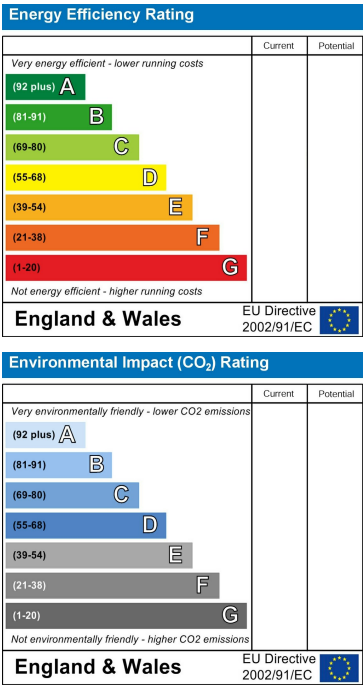
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Area Map



Energy Efficiency Graph



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