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Matthew  
**Limb**  
MOVING HOME



*17 Chantreys Drive, Elloughton, East Yorkshire, HU15 1LH*

- 📍 Stunning Detached House
- 📍 Immaculately Presented
- 📍 Corner Style Plot
- 📍 Council Tax Band = F

- 📍 4 Bedrooms
- 📍 Double Garage
- 📍 South Facing Gardens
- 📍 Freehold/EPC = C

£550,000

## INTRODUCTION

Occupying a really attractive corner style plot with good parking, detached garage and a south facing garden is this stunning four bedroom detached home. The property is part of an exclusive cul-de-sac which is also ideally placed to take full advantage of the excellent range of amenities that Elloughton and Brough have to offer. Immaculately presented and extended by the current owners, the accommodation is arranged over two floors as depicted on the attached floorplan. The ground floor includes a lovely entrance hallway, fully tiled cloak/W.C., large lounge with stove and views across the garden, dining room with Inglenook fireplace, kitchen with breakfast room off and a separate utility room. At first floor are four bedrooms including a particularly spacious main complete with en-suite shower room. There is also a stylish family bathroom. Outside the property enjoys open plan lawned gardens to the front and side of the house and a block set driveway provides good parking and access to the detached double garage. The rear garden is a particular feature enjoying a south facing aspect and having a lawn, extensive patio area and a combination of wall, fence and evergreen borders. In all, a fabulous family home in a much sought after location.

## LOCATION

The property is located within an established and sought after small exclusive development of just 12 individual detached homes, off Elloughton Road, approximately half a mile to both Elloughton and Brough villages. Situated approximately 10 miles to the west of Hull, Elloughton has a wide range of local facilities which together with the adjacent village of Brough provide all the amenities you are likely to need in addition to which within walking distance of beautiful countryside provides by Elloughton Dale which is renowned as being one of the best beauty spots in East Yorkshire. Elloughton and Brough have well reputed primary schools and lie within the catchment area for South Hunsley School which regularly features highly in the league tables for East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network, Brough railway station is less than a mile from the property and has regular direct line serviced to Hull and London. Humberside airport is approximately 30 minutes driving distance away. Other amenities include the nearby Brough Gold Course, Ionions Rugby Club and sports centre, Welton sailing club, walking on Elloughton Dale and the Wold Way, supermarkets and various shops.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

This lovely entrance hall provides a very attractive first impression. A turning staircase leads to the first floor off.



## CLOAK/W.C.

With low level W.C. and wash hand basin, tiling to the walls and floor.

## LOUNGE

21'3" x 16'9" approx (6.48m x 5.11m approx)  
 A stunning room situated to the rear of the house with picture windows overlooking the garden. Double doors lead out to the patio. Within the room the focal point is a brick fireplace housing a gas stove.



## DINING/SITTING ROOM

15'7" x 14'2" approx (4.75m x 4.32m approx)

With windows to both side and rear elevations. The focal point of the room is a Inglenook style fireplace with tiled hearth and an inset "living flame" gas fire (previously an open fire).



## KITCHEN

17'9" x 11'10" approx (5.41m x 3.61m approx)

Having an extensive range of fitted base and wall mounted units with granite work surfaces, undercounter sink with mixer tap, Neff oven and combination microwave oven, induction hob, extractor hood above, dishwasher, fridge, freezer. Window to front elevation. Access to the utility room and a wide opening through to:



## BREAKFAST ROOM

10'0" x 5'8" approx (3.05m x 1.73m approx)

Window to rear elevation.



## UTILITY ROOM

A very useful space with fitted cupboards, fitted units, sink and drainer, plumbing for automatic washing machine and space for a dryer. Stable style entrance door to rear.

## FIRST FLOOR

### LANDING

With large airing cupboard situated off

## BEDROOM 1

15'7" x 12'5" approx (4.75m x 3.78m approx)

Extending to 19'6" into doorwell. A particularly spacious room with windows to front and side elevation. There are two sets of fitted wardrobes having sliding mirrored fronts.



## EN-SUITE SHOWER ROOM

With suite comprising concealed flush W.C., wash hand basin with drawers below, "walk in" shower area with rainhead and hand held shower system, tiling to the walls and floor, heated towel rail.



## BEDROOM 2

9'11" x 10'0" approx (3.02m x 3.05m approx)

Up to face of mirror fronted wardrobes which run to one wall.

Window to rear elevation.



## BEDROOM 3

10'4" x 10'0" approx (3.15m x 3.05m approx)

With fitted dressing table, window to rear elevation.



## BEDROOM 4

9'0" x 7'8" approx (2.74m x 23.77m approx)

Window to rear elevation.



## BATHROOM

With stylish suite comprising low level W.C., wash hand basin in cabinet, bath with a rainhead and hand held shower above, tiling to the walls, heated towel rail.



## OUTSIDE

The property occupies a generous corner style plot with open plan lawned gardens to the front. A block set driveway provides good parking and access to the detached double garage. Directly to the rear of the house extends a paved patio which is part covered by a pergola. The gardens enjoy a south facing aspect and are mainly lawned in addition to a further patio area which houses a large summer house. Walls, fencing and conifers extend to the boundary and provide much seclusion.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

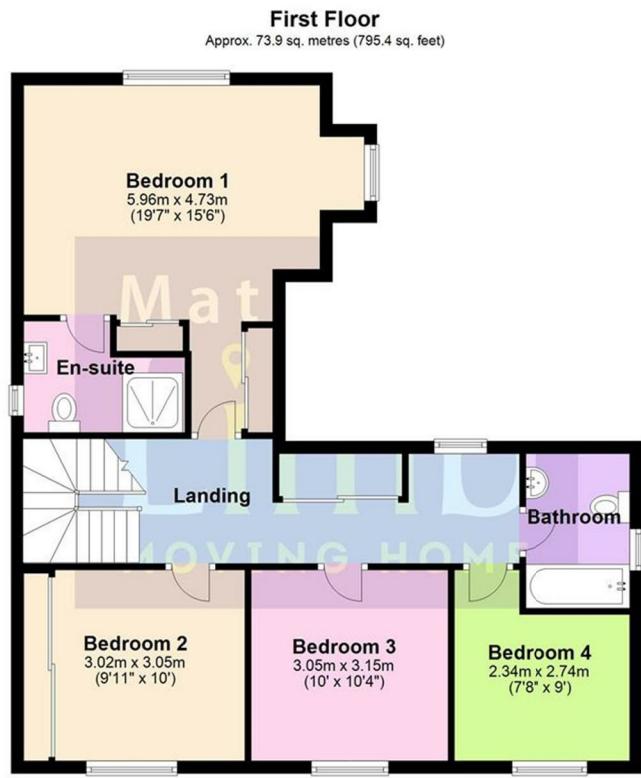
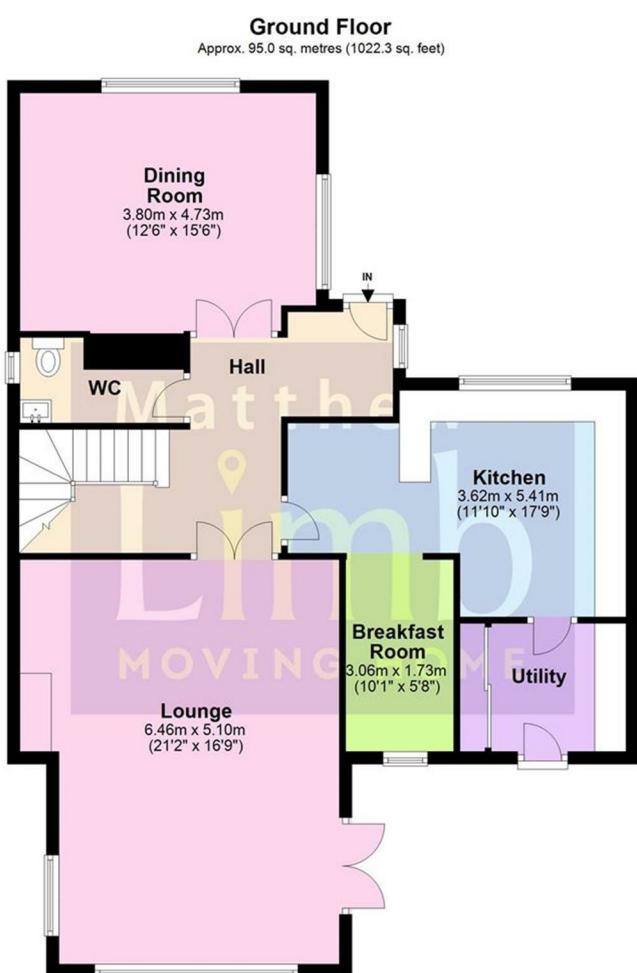
## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Total area: approx. 168.9 sq. metres (1817.8 sq. feet)

