

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



6 Medlar Drive, Welton, East Yorkshire, HU15 1TE

- 📍 Superlative Detached
- 📍 Backing on to Cricket Fields
- 📍 4 Beds/4 Baths
- 📍 Council Tax Band = F
- 📍 Significantly Enhanced
- 📍 Corner Cul-de-sac
- 📍 Double Garage
- 📍 Freehold/EPC = C

£499,950

INTRODUCTION

WHAT A VIEW! This outstanding detached house stands in a great plot to one corner of a highly desirable cul-de-sac which enjoys some fabulous open views to the rear across the adjoining cricket field. Extended and remodelled at significant expense by the current owners, this ideal family home affords the very best of modern living, just take a look at the pictures! The extensive accommodation is depicted on the attached floorplan and briefly comprises an entrance porch and an impressive open plan entrance reception and front sitting room with feature staircase having a glass detailed balustrade. The elegant formal lounge has bi fold doors opening out to the rear patio and with a log burner is ideal for those cosy winter nights. The heart of the house is the extended dining kitchen, again with bi folding doors to the garden, and a stunning contemporary kitchen with quality integrated appliances. A separate study is adjacent to a cloaks/shower room, a combination which has the potential to be an annexe as previously used by the owners for a relative. Upon the first floor are four good sized bedrooms, the principal of which is particularly luxurious with a spacious bedroom area, dressing corridor and a stylish en-suite. Bedrooms 2 also benefits from an en-suite with the remaining bedrooms served by the house bathroom. The accommodation has the benefit of gas fired central heating to radiators with refitted boiler in 2023 and uPVC double glazing. Outside a driveway provides parking and access to the integral double garage with two separate entry doors. The delightful rear garden adjoins a cricket field therefore the property is not directly overlooked. There is an extensive paved patio, lawn and borders which make this a truly delightful place to relax or entertain in.

LOCATION

The property is situated to one corner of Medlar Drive, a desirable cul-de-sac which forms part of a popular residential development accessed via Wiske Avenue, intern off Loxley Way. A particular feature of this property is its stunning rear aspect across the adjoining cricket field. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With internal door to:

ENTRANCE RECEPTION

An open plan entrance reception area with staircase having a glass balustrade. This area is open plan in style through to the sitting room.



SITTING ROOM

With attractive corner window, coving to ceiling and recessed downlighters.



CLOAKS/SHOWER ROOM

With low level W.C., wash hand basin and shower, tiled surround, heated towel rail. This room is adjacent to a study which could be converted to be an annexe.



STUDY

Window to side elevation. Internal door through to the garage.



FORMAL LOUNGE

A stylish room with bi fold doors opening out to the rear terrace. There is an inset log burner. Coving to ceiling.



EXTENDED DINING KITCHEN

A stunning room overlooking the garden and having a wall of bi fold doors opening out to the terrace. There is a range of quality fitted units with work surfaces, tiled surround and an integrated double oven, induction hob with extractor hood, microwave, dishwasher, washer dryer, integrated fridge and fridge freezer. There is a one and a half sink and drainer with instant hot water mixer tap, and filtered water tap, tiling to the floor.

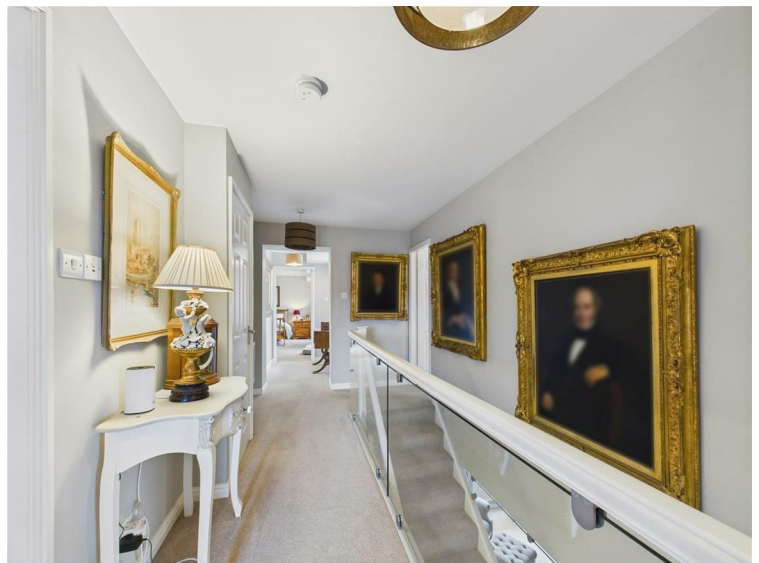




FIRST FLOOR

LANDING

With window to side elevation, access to roof void and cylinder cupboard situated off.



BEDROOM 1

A luxurious suite with a large bedroom area having two windows to the front elevation.

A fitted dressing corridor connects the bedroom area to the en-suite.



EN-SUITE

With low level W.C., pedestal wash hand basin, large shower area and screen, tiled surround, heated towel rail.



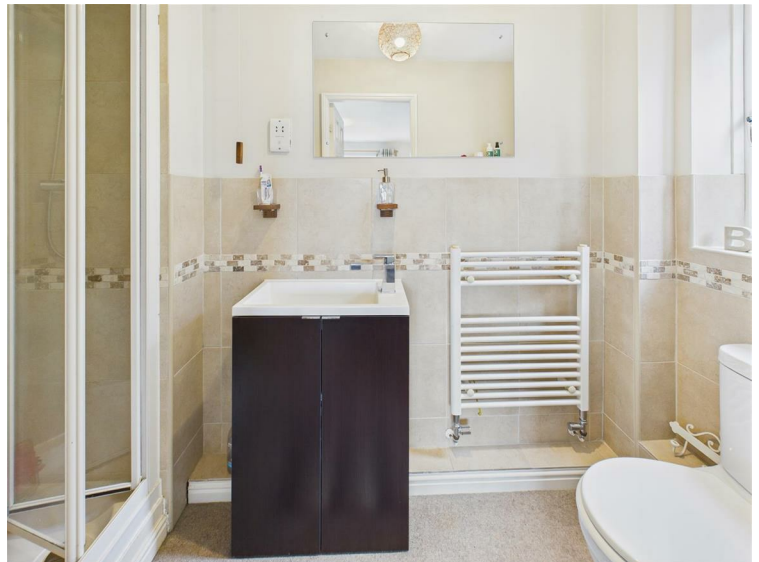
BEDROOM 2

Window to rear elevation with a far reaching view across the cricket field and beyond.



EN-SUITE

With low level W.C., wash hand basin in cabinet, shower enclosure, tiled surround, heated towel rail.



BEDROOM 3

Window to rear elevation with a far reaching view across the cricket field and beyond.



BEDROOM 4

Window to front elevation. Currently used as a dressing room with fitted hanging facilities.



BATHROOM

With low level W.C., pedestal wash hand basin, panelled bath with shower attachment and screen, tiled surround, tiling to the floor.



OUTSIDE

Outside a driveway provides parking and access to the integral double garage with two separate entry doors. The delightful rear garden adjoins a cricket field therefore the property is not directly overlooked. There is an extensive paved patio, lawn and borders which make this a truly delightful place to relax or entertain in.



REAR VIEW



VIEW OF CRICKET FIELD



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

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.





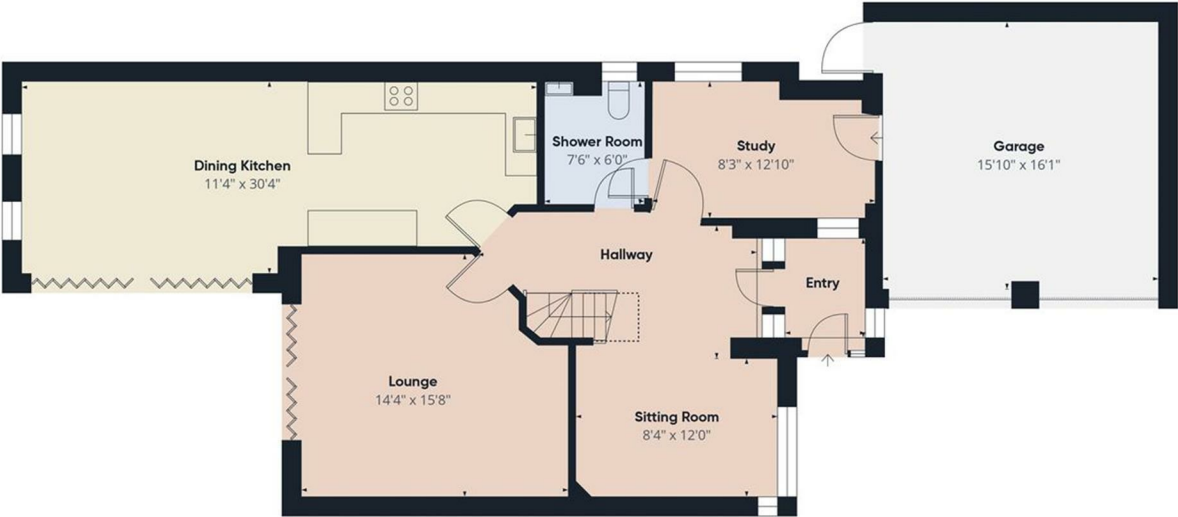
Approximate total area[®]
1200 ft²
Reduced headroom
9 ft²

(1) Excluding balconies and terraces

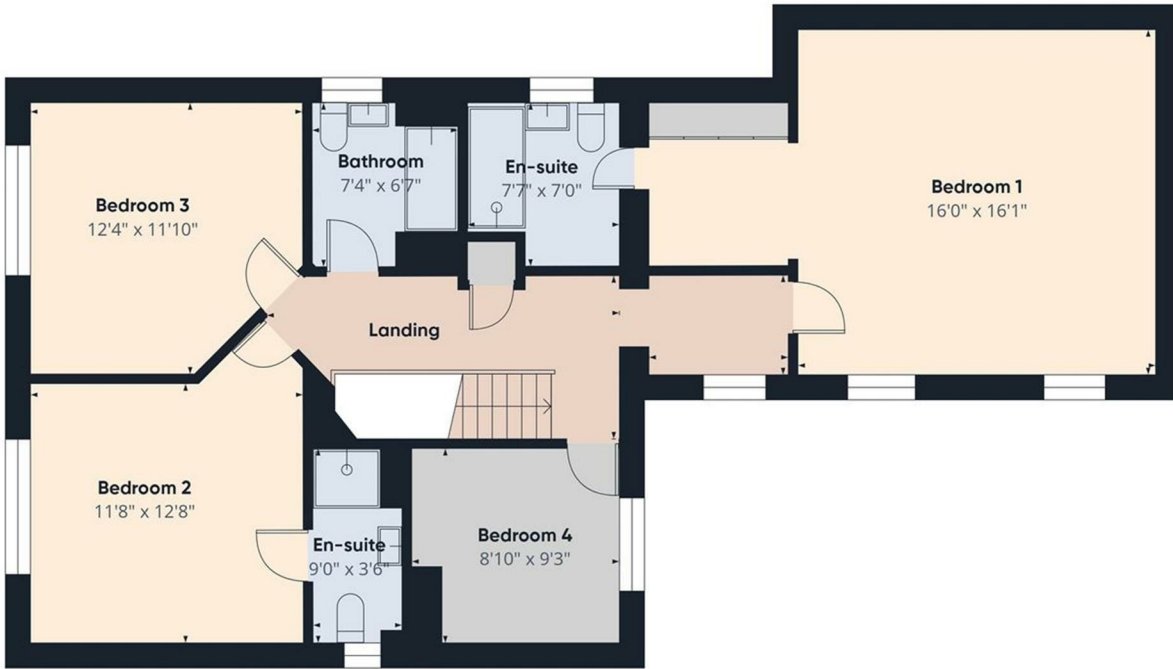
Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 0



Floor 1




Approximate total area⁽¹⁾
919 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	