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Limb
MOVING HOME



19 Chantreys Drive, Elloughton, East Yorkshire, HU15 1LH

- 📍 Superb Detached House
- 📍 Significantly Extended
- 📍 Indoor Heated Pool
- 📍 Council Tax Band = G
- 📍 Excellent Living Space
- 📍 4 Beds/3 Baths
- 📍 Gardens, Drive & Garage
- 📍 Freehold / EPC = A

£635,000

INTRODUCTION

This truly special and extremely deceptive modern detached house offers an array of features and an extensive range of accommodation including a fabulous indoor heated pool and solar panels. Viewing is essential to fully appreciate the quality and layout of accommodation on offer. Depicted on the attached floorplan, the extensive range of accommodation includes an impressive entrance hall with oak and glass balustrade, spacious lounge, separate dining room plus superb living space to the rear including a snug with log burner, conservatory and day room. The stylish dining kitchen includes an extensive range of units and integrated appliances. There is also a large side entrance lobby/boot room with excellent storage facilities and a utility room situated off. The rear lobby, accessed from the kitchen provides access to the gym/store room with fitted wardrobes, changing/shower room and the indoor heated swimming pool with current machine and doors opening out to the rear garden. At first floor level, the galleried landing provides access to four double bedrooms, the main with an ensuite shower room and a family bathroom with spa bath.

The property has the benefit of gas central heating, 28 solar panels generating an income of up to £2,000 per annum plus solar panels and heat source pump powering the swimming pool.

To the front of the property is an ornate garden area and the extensive block set driveway provides excellent parking and leads up to the single garage. The private rear garden enjoys a southerly aspect and has been thoughtfully landscaped to provide many areas of interest. There is a lawn, patio area and a concealed storage area with shed.

LOCATION

The property is located within the established and sought after cul-de-sac of Chantreys Drive, Elloughton. 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. Elloughton has a well reputed primary school and lies within the catchment area for South Hunsley School which regularly features highly in the league tables for the East Riding. The area benefits from excellent transport links, the nearby A63 connects to the M62 and national motorway network. Nearby, Brough railway station has regular services to Hull and London Kings Cross. Humberside Airport lies approximately 30 minutes driving time distant. Other amenities include the nearby Brough Golf Course, Ionians Rugby club and Sports Centre, Welton Sailing Club, access to walking on the Wolds Way, supermarkets and a varied shopping offering. Public schooling is also available at well reputed Tranby in Anlaby, Hymers college in Hull and Pocklington school.

ACCOMMODATION

Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALL

Having an impressive turning staircase with glass balustrade and oak handrail. Karndean flooring, designer radiator.



CLOAKS/WC

With low flush WC and wash hand basin.



LOUNGE

18'5" x 12'4" approx (5.61m x 3.76m approx)

With inset limestone edged fire surround housing a living flame gas fire. Window to front.



DINING ROOM

10'7" x 9'5" approx (3.23m x 2.87m approx)

With a feature of inset glass bricks to the hallway. Window to front.



DAY ROOM/SNUG

13'9" x 10'4" approx (4.19m x 3.15m approx)

With log burning stove, Karndean flooring and window to rear. This room links through to both the snug area and dining kitchen. Double doors lead through to the conservatory.



SNUG AREA

10'7" x 6'9" approx (3.23m x 2.06m approx)



CONSERVATORY

15'10" x 9'8" approx (4.83m x 2.95m approx)

With two sets of French doors leading out to the garden.



DINING KITCHEN

22'5" x 11'6" approx (6.83m x 3.51m approx)

This stunning room has been extended to the rear with picture glazing overlooking the garden with doors leading out. There is also a series of skylights flooding light into this superb room. There is an extensive range of fitted units with marble worksurfaces, sink and drainer with shower style mixer tap, mixer/vegetable wash, double oven, electric hob, dishwasher, larder fridge and freezer. There is tiling to the floor with electric underfloor heating.



KITCHEN AREA

SIDE ENTRANCE LOBBY / BOOT ROOM

This spacious lobby area has a range of bespoke fitted cupboards and there is a tiled floor. There are doors externally to the front, internally to the garage and also the utility room.

UTILITY ROOM

Having a range of fitted base and wall mounted units with inset sink, plumbing for a washing machine, tiling to the floor.

REAR LOBBY

Accessed from the kitchen and providing access to the pool, changing room and gym/store room.

GYM/STORE ROOM

12'9" x 7'7" approx (3.89m x 2.31m approx)

Measurements into fitted wardrobes running to the length of one wall.

CHANGING/SHOWER ROOM

With shower to corner, tiling to the walls and wash hand basin.



WC

With low flush WC.

INDOOR HEATED POOL

22'0" x 15'7" approx (6.71m x 4.75m approx)

The heated pool has a current machine to provide resistance when swimming. A wall of sliding patio doors lead out to the garden.

The pool is heated and powered by 2 solar panels and a heat source pump.



GARAGE

With up and over door to front, internal door to plant room.

FIRST FLOOR

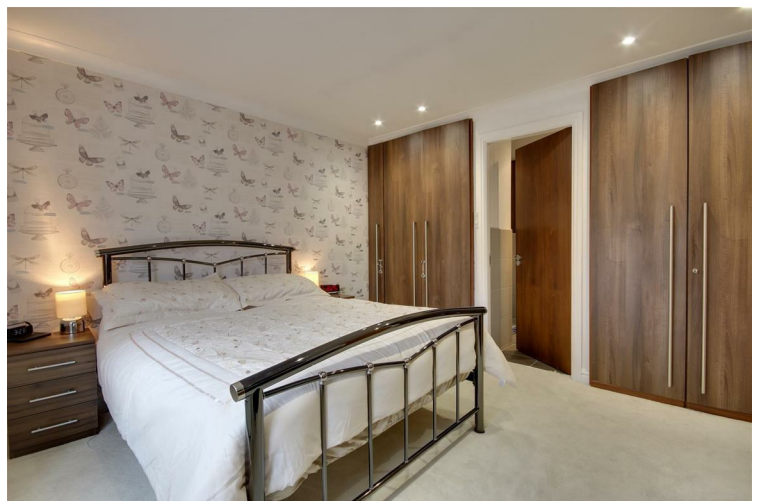
GALLERIED LANDING

A spacious landing with window to the front elevation.



BEDROOM 1

12'2" x 11'3" approx (3.71m x 3.43m approx)
With fitted wardrobes and window to front.



ENSUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, wash hand basin and low flush WC. Storage cupboard, partly tiled, heated towel rail, inset spot lights and window to side.



BEDROOM 2

12'5" x 11'4" approx (3.78m x 3.45m approx)
With fitted wardrobes and window to rear.



BEDROOM 3

11'5" x 8'8" approx (3.48m x 2.64m approx)
Window to front.



BEDROOM 4

10'4" x 9'5" approx (3.15m x 2.87m approx)
Window to rear.



BATHROOM

With suite comprising a spa bath with shower attachment, wash hand basin and low flush WC. Tiling to the floor and walls, heated towel rail and window to rear.



OUTSIDE

To the front of the property is an ornate garden area and the extensive block set driveway provides excellent parking and leads up to the single garage. The private rear garden enjoys a southerly aspect and has been thoughtfully landscaped to provide many areas of interest. There is a lawn, patio area and a concealed storage area with shed.



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 G. 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.



Ground Floor

Approx. 187.9 sq. metres (2023.0 sq. feet)




First Floor

Approx. 80.7 sq. metres (868.6 sq. feet)



Total area: approx. 268.6 sq. metres (2891.7 sq. feet)
19 Chantreys Drive, Elloughton

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(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	