



14 Tremayne Avenue, Brough, East Yorkshire, HU15 1BL

- 📍 Detached Bungalow
- 📍 Cul-de-sac Position
- 📍 Central Village Location
- 📍 Council Tax Band = D
- 📍 Three/Four Bedrooms
- 📍 Stunning Open Plan Kitchen
- 📍 Driveway, Gardens & Garage
- 📍 Freehold/EPC= C

£465,000

INTRODUCTION

Occupying a superb position in the centre of the village and close to the many amenities is the detached bungalow tucked away in a quiet cul-de-sac. The beautifully appointed and stylishly presented accommodation has a stunning open plan kitchen with bi-folding doors to the rear garden and lantern skylight. There is a lounge with log burning stove, three/four bedrooms and two shower rooms.

To the front of the property is a gravelled forecourt providing excellent parking and leading to the side to the single garage. The south facing landscaped rear garden is a particular feature with a fabulous raised deck to the rear.



LOCATION

Tremayne Avenue is ideally positioned within the centre of Brough and its many amenities. 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 HALLWAY

With storage cupboard and cylinder cupboard.



LOUNGE

17'11" x 10'11" approx (5.46m x 3.33m approx)

With log burning stove and window to front elevation.



OPEN PLAN LIVING KITCHEN

30'8" x 21'4"(measurements to extremes) approx (9.35m x 6.50m(measurements to extremes) approx)

Stunning room to the rear of the property with bi-folding doors to the rear garden and large lantern skylight with further windows to the side. The kitchen has a contemporary range of base and wall units with Zenith worksurfaces, one and a half sink and drainer with mixer tap, tiled splashbacks, Stoves electric double oven, induction hob with extractor above, integrated dishwasher, space for American fridge/freezer, wine fridge and tumble dryer, plumbing for automatic washing machine. There is a wood burning stove in the dining area.



KITCHEN AREA



DINING/LIVING AREA



BEDROOM 1

22'8" x 12'7" (narrowing to 9'0") approx (6.91m x 3.84m (narrowing to 2.74m) approx)
With double doors to the rear garden, dressing area with fitted wardrobes to one wall.



EN-SUITE SHOWER ROOM

5'5" x 8'11" approx (1.65m x 2.72m approx)

With contemporary suite comprising a walk-in shower, twin sinks, low flush W.C., heated towel rail, tiling to floor and walls, Velux window.



BEDROOM 2

12'11" x 9'1" approx (3.94m x 2.77m approx)

Window to side elevation.



BEDROOM 3

11'7" x 9'1" approx (3.53m x 2.77m approx)

Bay window to front elevation, window to side.



BEDROOM 4/STUDY

8'10" x 8'8" approx (2.69m x 2.64m approx)
With Velux window.

SHOWER ROOM

4'11" x 9'11" approx (1.50m x 3.02m approx)
With modern suite comprising a walk-in shower, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiling to walls and floor, underfloor heating, inset spot lights and Velux window.



OUTSIDE

To the front of the property is a gravelled forecourt providing excellent parking and leading to the side and single detached garage with an electric roller door. The south facing landscaped rear garden is lawned with a winding path to the centre leading to the raised patio area. The garden is bounded by fencing. The rear garden also features outside lighting.



RAISED PATIO



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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

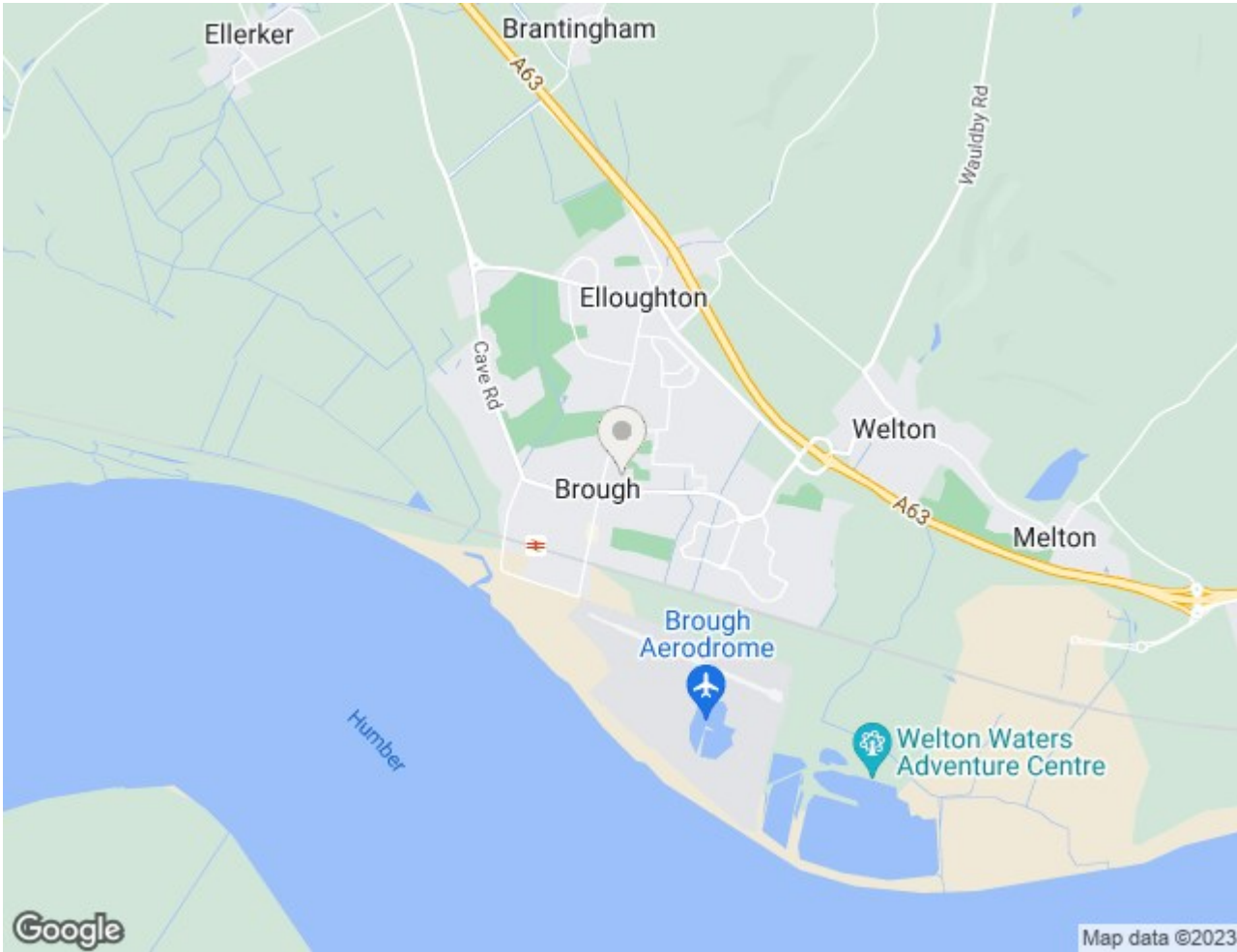
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 138.6 sq. metres (1491.7 sq. feet)



Total area: approx. 138.6 sq. metres (1491.7 sq. feet)

