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Limb
MOVING HOME



12 Larchmont Close, Elloughton, East Yorkshire, HU15 1AW

- 📍 Superb Detached House
- 📍 Stunning Dining Kitchen
- 📍 5 Bedrooms
- 📍 Council Tax Band = G

- 📍 3 Receptions
- 📍 Great Outdoor Space
- 📍 Garden Chalet
- 📍 Freehold/EPC = C

Guide Price £700,000

OFFERS INVITED BETWEEN £700,000 TO £725,000.

INTRODUCTION

This five bedroomed detached family home offers fabulous modern living both inside and out and stands impressively at the head of a highly desirable cul-de-sac. The property has been extended and remodelled by the current owners including a superb dining kitchen situated to the rear with double doors leading to the "outdoor lounge" and garden which has a stunning chalet situated upon a raised deck to one sunny corner.

The property features UPVC double glazing and is warmed by underfloor heating in the hall, dining kitchen and sitting room as well as gas central heating throughout the remainder. The accommodation has a high specification and comprises a spacious entrance hall, cloakroom/WC, a games room plus fitted study overlooking the rear garden. There is an excellent sized lounge with wood burning stove plus the dining kitchen with a range of high end appliances.

On the first floor there are five bedrooms the master having a modern en-suite and separate dressing room. Bedroom two has fitted wardrobes and an en-suite, bedroom three benefits from fitted wardrobes. Bedrooms three, four and five are served by the family shower room and enjoy pleasant views of the garden and beyond.

Externally to the front, there is a lawned garden and driveway providing off street parking. The double garage has been converted as part of the modernisation, however the front section has been retained for use as a store. The enclosed rear garden is mainly lawned with mature borders. A particular feature is the superb garden chalet situated upon a large raised deck and perfectly placed to enjoy the afternoon and evening sun.

Viewing is advised to appreciate the space, versatility and quality this home has to offer.

LOCATION

Standing impressively at the head of the cul-de-sac of Larchmont Close, accessed off the private road of Westfield Park, this is regarded as one of the areas most desirable locations. Westfield park itself is accessed via Elloughton Road on the southern fringe of Elloughton village. This popular village has a well reputed primary school with secondary schooling available at nearby South Hunsley in Melton. A number of public schools are also nearby including Hull Collegiate, Hymers College and Pocklington School. Convenient access is available to the A63 leading into Hull city centre to the east and the national motorway network to the west. There are a number of local shops with more extensive facilities to be found in the neighbouring village of Brough including a supermarket. Brough also has its own mainline railway station providing intercity connections with London Kings Cross approx 2 1/2 hours travelling time. The area is also well served by recreational facilities.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Spacious & welcoming entrance hall with Travertine tiled floor with underfloor heating.

CLOAKS/W.C.

With low flush W.C., wash hand basin, heated towel rail, Travertine tiled flooring, window to front elevation.

OPEN PLAN DINING KITCHEN

31'7" x 11'10" approx (9.63m x 3.61m approx)

Situated at the rear of the house this room has windows and double doors leading to the "outdoor lounge" with garden beyond. The kitchen features an extensive range of base and wall mounted units complemented by Corian worksurfaces and matching island together with breakfast bar peninsular. There is an under-counter one and a half sink and integrated appliances include a double oven, microwave, five ring gas hob with chimney style extractor hood over, dishwasher, space for American style fridge freezer. There is Travertine tiling to the floor with underfloor heating and a wall mounted TV point.





DINING AREA

Double doors open to the "outdoor lounge".



OUTDOOR LOUNGE

A great indoor/outdoor space with a log burner inset to a chimney breast.



LOUNGE

24'11" x 13'8" approx (7.59m x 4.17m approx)

The focal point of the room is an inset log burning stove with stained oak mantle above, feature log store to one corner of the room. Windows to front elevation and stairs to the first floor off.





STUDY

11'8" x 8'2" approx (3.56m x 2.49m approx)

With a range of quality fitted units, cupboards and workstation, feature flooring and window to rear elevation.



SITTING ROOM

15'11" x 8'2" (extending to 11'1") approx (4.85m x 2.49m (extending to 3.38m) approx)

With double doors to the garden, Travertine tiled flooring with underfloor heating, inset spot lights, designer radiator. Media wall with inset TV point. Contemporary fireplace and shelving to sides.



FIRST FLOOR

LANDING

Door to balcony.

BEDROOM 1

13'8"(max)x13'1"(max) approx (4.17m(max)x3.99m(max) approx)
With feature window to front elevation, part vaulted ceiling.



DRESSING ROOM

7'1" x 5'9" approx (2.16m x 1.75m approx)
With fitted hanging rails, inset spot lights and window to front elevation

EN-SUITE SHOWER ROOM

With contemporary suite comprising a shower enclosure, vanity unit with feature wash hand basin, low flush W.C., heated towel rail, tiling to walls and floor, window to side elevation.



BEDROOM 2

12'6" x 11'9" approx (3.81m x 3.58m approx)
With fitted wardrobes and window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising a corner shower enclosure, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiling to walls and floor, inset spot lights and window to rear elevation.



BEDROOM 3

12'9" x 11'9" approx (3.89m x 3.58m approx)
With a range of fitted wardrobes, drawers and desk, windows to front and rear elevations.



BEDROOM 4

11'7" x 8'4" approx (3.53m x 2.54m approx)
With window to rear elevation.



BEDROOM 5

8'6" x 8'4" approx (2.59m x 2.54m approx)
With window to rear elevation.



SHOWER ROOM

With suite comprising a large shower enclosure, vanity unit with wash hand basin, low flush W.C., heated towel rail, tiling to walls and floor, inset spot lights, window to rear elevation.



OUTSIDE

Externally to the front, there is a lawned garden and driveway providing off street parking. The double garage has been converted as part of the modernisation, however the front section has been retained for use as a store. The enclosed rear garden is mainly lawned bounded by mature borders which provide much privacy. A particular feature is the garden chalet and large raised sun deck perfectly placed to enjoy the afternoon and evening sun. An ideal entertaining spot with solar lights built into the decking, the chalet has been fitted with units, bar area, inset spot lights, electric outdoor heaters and there is also space for a fridge.



GARDEN CHALET



REAR VIEW OF THE PROPERTY



ALTERNATIVE 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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	