

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ [info@limbestateagents.co.uk](mailto:info@limbestateagents.co.uk)

🌐 [limbestateagents.co.uk](http://limbestateagents.co.uk)

**Limb**  
MOVING HOME



*Chestnut Cottage, 2 Chestnut Avenue, Hedon, East Yorkshire, HU12 8NH*

- 📍 Individual Detached Bungalow
- 📍 In the Heart of Hedon
- 📍 Close to Excellent Amenities
- 📍 Council Tax Band = C
- 📍 Immaculately Presented
- 📍 3 Beds + Study
- 📍 No Chain Involved
- 📍 Freehold/EPC = D

**£375,000**



## INTRODUCTION

This fabulous detached bungalow enjoys such a convenient location just a stones throw away from Hedon's excellent range of amenities. Of an individual design, the property stands on a corner site of Souttergate and Chestnut Avenue with delightful gardens wrapping around the front, side and rear elevations. The spacious and versatile layout is depicted on the attached floorplan extending to approx. 1,300sq.feet and features 3 bedrooms plus a study, a superb lounge and a dining room. The beautiful Laura Ashley kitchen has a host of integrated Neff appliances. There is also a utility room and a stunning conservatory which overlooks the garden. A driveway gives access to a garage. The location is a real draw with this lovely property having all that Hedon has to offer on its doorstep. The property is also offered for sale with no chain involved therefore, a quick completion should be possible.



## LOCATION

The property occupies a corner position at the junction of Chestnut Avenue and Souttergate which itself runs out of St Augustines Gate. The historic and ever popular market town of Hedon is located just off the A1033 and offers a host of local amenities including shops, bars, restaurants, library, church and well reputed schooling for all ages. These include South Holderness secondary school to the north of the town and two primary schools. Good transport links into Hull City Centre, surrounding villages and the coast are available.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway providing access to lounge and cloaks/W.C..

### CLOAKS/W.C.

With low level W.C. and wash hand basin.

### LOUNGE

20'0" x 11'1" approx (6.10m x 3.38m approx)

A light and airy room with a large multi paned bow window to the front elevation and further window to the south. The chimney breast houses a feature marble fire surround with electric fire. Double doors provide access through to the dining room.



## DINING ROOM

11'7" x 10'4" approx (3.53m x 3.15m approx)

This room is also a circulation area providing access to the kitchen and bedroom quarters. There is an external access door leading out to the front garden.



## STUDY

10'0" x 7'0" approx (3.05m x 2.13m approx)

Window to front elevation.



## KITCHEN

12'5" x 10'5" approx (3.78m x 3.18m approx)

A stunning Laura Ashley fitted kitchen with a range of beautiful dove grey coloured units and Dekton work surfaces. There is an undercounter sink with mixer tap and appliances including including a Neff oven, four ring induction hob with extractor hood above, dishwasher and fridge freezer. The units also incorporate a delightful opening larder unit



## LARDER UNIT





## UTILITY ROOM

6'5" x 6'0" approx (1.96m x 1.83m approx)  
With fitted units, one and a half sink and drainer, plumbing for automatic washing machine, wall mounted Ideal classic gas fired central heating boiler, door to conservatory.



## CONSERVATORY

15'6" x 11'0" approx (4.72m x 3.35m approx)  
Of uPVC double glazed construction. Radiator for all year round use. The room overlooks the gardens and has both double doors and single door providing access out.



## INNER BEDROOM HALLWAY

With large airing cupboard to corner housing tank and having shelving. Access to half bordered roof void via a pull down ladder.

## BEDROOM 1

12'5" x 10'0" approx (3.78m x 3.05m approx)

Having an extensive range of fitted furniture comprising wardrobes, drawers and storage cupboard. Window to rear elevation.



## BEDROOM 2

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

With fitted drawers and cupboard. Window to front elevation.



## BEDROOM 3

12'5" x 7'0" approx (3.78m x 2.13m approx)

With fitted wardrobes, window to rear elevation.





## SHOWER ROOM

With a contemporary suite having tiling to the walls and floor and comprising a concealed flush W.C., wash hand basin with drawers beneath and a "walk in" shower area with a rainhead and handheld shower system together with a glass partition. Heated towel rail, underfloor heating.



## OUTSIDE

The property occupies a prominent and impressive corner plot with hedging to the boundaries and a lawn that wraps to the front and side elevations complimented by planting and rose beds. The main garden extends to the rear with lawns, patio and attractive mature borders which provide seclusion. There are plenty of areas which enjoy sun and shade within the garden. There is also a summerhouse. A side drive from Chestnut Avenue provides parking and access to the large single garage.



## *GARAGE*



## *SIDE VIEW*



## *CENTRAL HEATING*

The property has the benefit of gas fired central heating.

## *GLAZING*

The property is predominantly double glazed within uPVC and timber frames.

## *TENURE*

Freehold

## *COUNCIL TAX BAND*

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

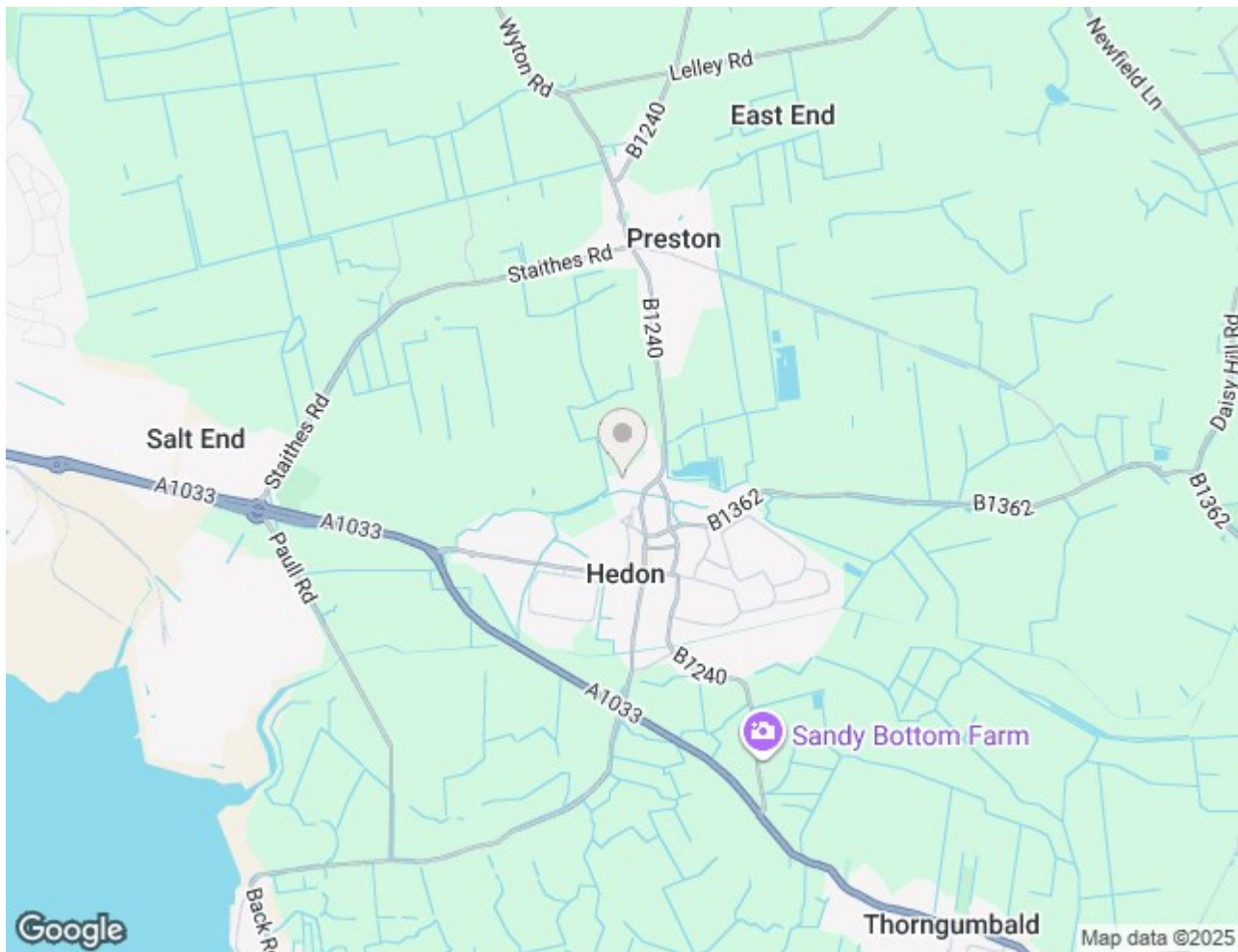
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 122.3 sq. metres (1315.9 sq. feet)



Total area: approx. 122.3 sq. metres (1315.9 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

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