

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



9 Common Lane, Welton, East Yorkshire, HU15 1PT

- 📍 Beautifully Appointed
- 📍 Modern Detached House
- 📍 4/5 Bedrooms
- 📍 Council Tax Band = E
- 📍 Fabulous Kitchen
- 📍 Attractive Garden
- 📍 Convenient Location
- 📍 Freehold/EPC = B

£350,000

INTRODUCTION

This superb modern detached house stands along Common Lane within the highly desirable village of Welton. The property is of an extremely high specification which includes a fabulous recently refitted kitchen. The property was built a number of years ago by the well renowned award winning local builders Messers Beal Homes to a very high quality which has been subsequently further enhanced by the current owners to create what is a beautiful family home. The accommodation is depicted on the attached floorplan and briefly comprises a central entrance hall, separate lounge with bay window and a particular feature is the dining kitchen with its stunning range of units and quality appliances. There is also a utility room, downstairs cloak/W.C. and a further room ideal as an office/playroom or a 5th bedroom (as used by the current owners). At first floor the galleried landing provides access to all 4 good sized bedrooms and a stylish bathroom. The main bedroom has the benefit of a contemporary en-suite shower room. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Outside a double width driveway provides good off street parking. There is a store garage with a roller door. There is an attractive rear garden with lawn, patio and raised borders. In all a lovely home of which early viewing is strongly recommended.

LOCATION

The property fronts onto Common Lane and is part of the recent Turpin's Heath development by Messers Beal Homes. Common Lane lies to the south of the village centre which is one of the areas most desirable locations. The centre of the village is clustered around an attractive church, stream and pond and Welton is ideally placed for travelling to Hull to the east or the national motorway network to the west. The area has the benefit of well reputed schooling and a good range of shops and amenities in the neighbouring villages of Brough and Elloughton. The nearby village of Brough also has a mainline railway station.

ACCOMMODATION

Residential entrance door to :

ENTRANCE HALL

With stairs to first floor off:

LOUNGE

10'9" x 13'6" approx (3.28m x 4.11m approx)
Plus deep bay window to front elevation., wall mounted T.V. point.



DINING KITCHEN

21'0" x 9'0" approx (6.40m x 2.74m approx)

Recently refitted with a stunning range of contemporary units the kitchen features a range of stunning units which have a textured finish plus a "chunky" breakfast bar area and feature LED lighting. Appliances include a Neff oven, microwave, four ring hob, ceiling mounted extractor hood above, fridge/freezer, dishwasher and there is a one and half sink and drainer with mixer tap.



UTILITY ROOM

5'5" x 5'2" approx (1.65m x 1.57m approx)

With fitted unit, plumbing for automatic washing machine, external access door to side. The utility room also provides access to W.C. and playroom/office/bedroom 5.



W.C.

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



PLAYROOM/OFFICE/BEDROOM 5

8'7" x 7'8" approx (2.62m x 2.34m approx)

With window to side elevation. An ideal room for a variety of purposes.



FIRST FLOOR

GALLERIED LANDING

With large cylinder/airing cupboard situated off:



BEDROOM 1

11'4" x 10'2" approx (3.45m x 3.10m approx)

Window to front elevation.



EN-SUITE SHOWER ROOM

With stylish suite comprising low level W.C., wash hand basin and shower enclosure.



BEDROOM 2

11'4" x 10'3" approx (3.45m x 3.12m approx)
Window to rear elevation.



BEDROOM 3

12'5" x 9'7" approx (3.78m x 2.92m approx)
Window to front elevation.



BEDROOM 4

11'3" x 9'5" approx (3.43m x 2.87m approx)
Window to rear elevation.



BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panel bath with shower over and spray screen, tiling to the walls and floor, heated towel rail.



OUTSIDE

Outside a double width driveway provides good off street parking. There is a store garage with a roller door. There is an attractive rear garden with lawn, patio and raised borders. In all a lovely home of which early viewing is strongly recommended.



TENURE

Freehold

COUNCIL TAX BAND

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

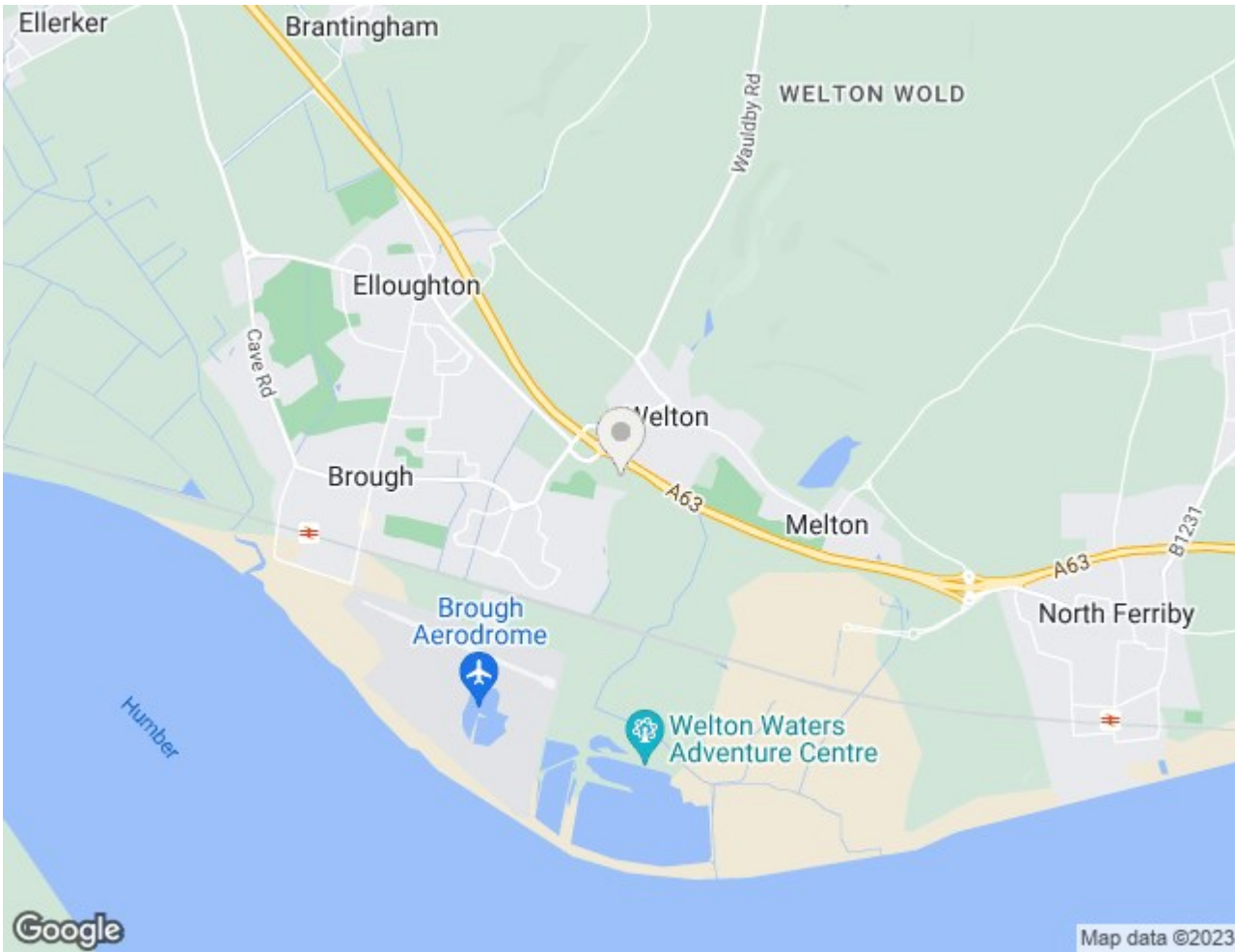
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

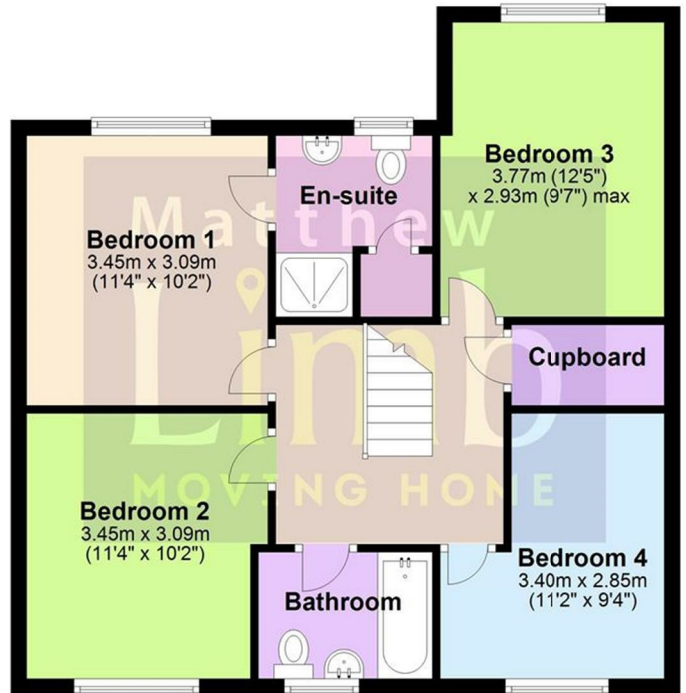
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor



First Floor



Total area: approx. 118.4 sq. metres (1274.2 sq. feet)

