

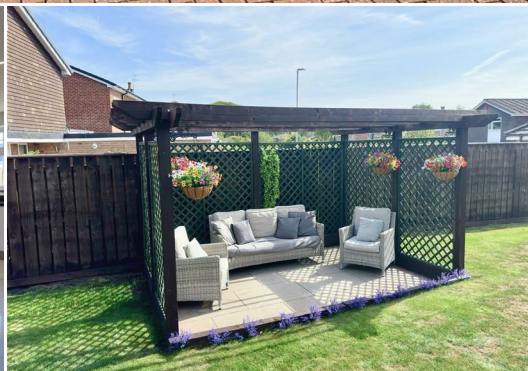
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Limb
MOVING HOME



5 Thelwall Close, Walkington, East Yorkshire, HU17 8GQ

- 📍 Stunning Detached
- 📍 High Quality Spec
- 📍 Spacious Proportions
- 📍 Council Tax Band = G

- 📍 5 Beds/3 Baths
- 📍 Open Plan Kitchen
- 📍 Double Garage
- 📍 Freehold/EPC = B

Offers Around £750,000

INTRODUCTION

This fabulous modern detached house has quality throughout. Ideal for the growing family, the property is of a stylish design providing five bedrooms, four being doubles and having high ceilings, generous proportions and an exacting specification throughout from build quality to fixtures and fittings. Built in recent times by the highly regarded local developers Messrs Scruton Homes as part of their exclusive High Beeches development, the property is attractively set to one corner of a small cul-de-sac and has excellent parking to a long driveway plus a double garage. The spacious accommodation is depicted on the attached floorplan and briefly comprises a central entrance hall, W.C., lounge with bi fold doors, study/snug with the heart of the house being the stunning open plan living kitchen with sleek units, a host of appliances and bi fold doors opening out to the rear. There is also a utility room. Upon the first floor are five bedrooms, two having en-suites plus there is a separate house bathroom. Gas central heating and uPVC double glazing are installed. Outside an attractive garden extends to the front adjacent to which a block set driveway leads to the garage. The rear garden is predominantly laid to lawn with two patio areas to enjoy the sun throughout the day, one having a pergola over. In all, an immaculately presented detached house ready for its next owner!

LOCATION

Thelwall Close forms part of Scruton Homes former development of High Beeches and is situated off Townend Road to the western fringe of Walkington, one of East Yorkshires most desirable villages. Walkington is a beautiful village, one of the most desirable locations in the region being some 3 miles to the west of Beverley. The village is clustered around a duck pond and amenities include public houses with restaurants,, local convenient store, parish hall, Grade II listed All Hallows Church and a very well reputed primary school. Further education facilities can be found nearby in Beverley including Beverley Grammar and Beverley High School, both with an Ofsted rating of Outstanding, Longcroft school, East Riding College together with public schooling. The village also benefits from a strong community spirit which is evidenced in the various clubs and associations that are in existence. The historic market town of Beverley lies nearby and is approached through the Westwood pastures and golf course. Beverley affords an excellent shopping offering with independent traders, big named brands together with a variety of cafes, bars and restaurants. Access is also available towards York, Hull and the national motorway network. The area is surrounded by natural beauty, favoured by walkers, cyclists and horse riders.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

An impressive central entrance hall with staircase having oak detailing leading up to the first floor.



CLOAKS AREA

With door to W.C..

W.C.

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



LOUNGE

22'6" x 14'3" approx (6.86m x 4.34m approx)

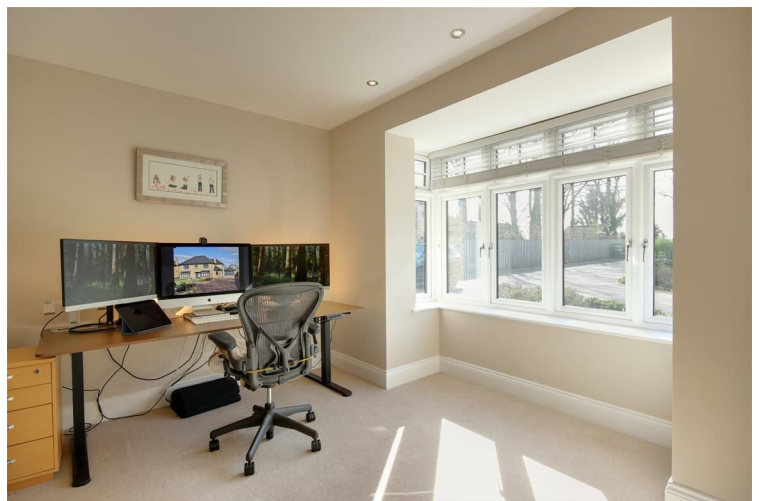
This beautiful formal lounge has a bay window to the front elevation and bi fold doors opening out to the rear. There are windows to either side of the chimney breast.



STUDY/SNUG

11'10" x 8'10" approx (3.61m x 2.69m approx)

With bay window to front elevation.



KITCHEN/DINING/LIVING ROOM

26'0" x 18'10" approx (7.92m x 5.74m approx)

The heart of the house, this fabulous room can be configured in many ways and has bi fold doors opening across the rear to the garden. A beautiful tiled floor extends throughout and the kitchen has a striking range of contemporary high end Hacker kitchen units with island and breakfast bar combined with an array of appliances including AEG double oven, warming drawer, four ring hob with vacuum extractor, dishwasher and fridge freezer. There is a further window to the side elevation.



KITCHEN AREA



DINING AREA

LIVING AREA



UTILITY ROOM

With fitted units and sink, window to front, external access door to side drive.



FIRST FLOOR

LANDING

With both a storage cupboard and cylinder cupboard situated off.



BEDROOM 1

19'0" x 10'10" approx (5.79m x 3.30m approx)

Window to front elevation.



EN-SUITE SHOWER ROOM

A stylish en-suite with large shower area having a rainhead and handheld shower system, concealed flush W.C. and wash hand basin upon cabinet, tiled surround and tiled flooring, heated towel rail.



BEDROOM 2

13'1" x 9'10" approx (3.99m x 3.00m approx)
With window to rear elevation.



EN-SUITE SHOWER ROOM

With suite comprising shower cubicle, low level W.C., wash hand basin, tiled surround and floor heated towel rail.



BEDROOM 3

14'5" x 10'4" approx (4.39m x 3.15m approx)
Window to front elevation.



BEDROOM 4

10'11" x 9'2" approx (3.33m x 2.79m approx)
Window to front elevation.

BEDROOM 5

10'4" x 7'7" approx (3.15m x 2.31m approx)
Windows to both rear and side elevations.



BATHROOM

With stylish suite comprising bath, low level W.C., wash hand basin, shower cubicle to corner, tiled surround and floor, heated towel rail.



OUTSIDE

Outside an attractive garden extends to the front adjacent to which a block set driveway leads to the garage. The rear garden is predominantly laid to lawn with two patio areas to enjoy the sun throughout the day, one having a pergola over



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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

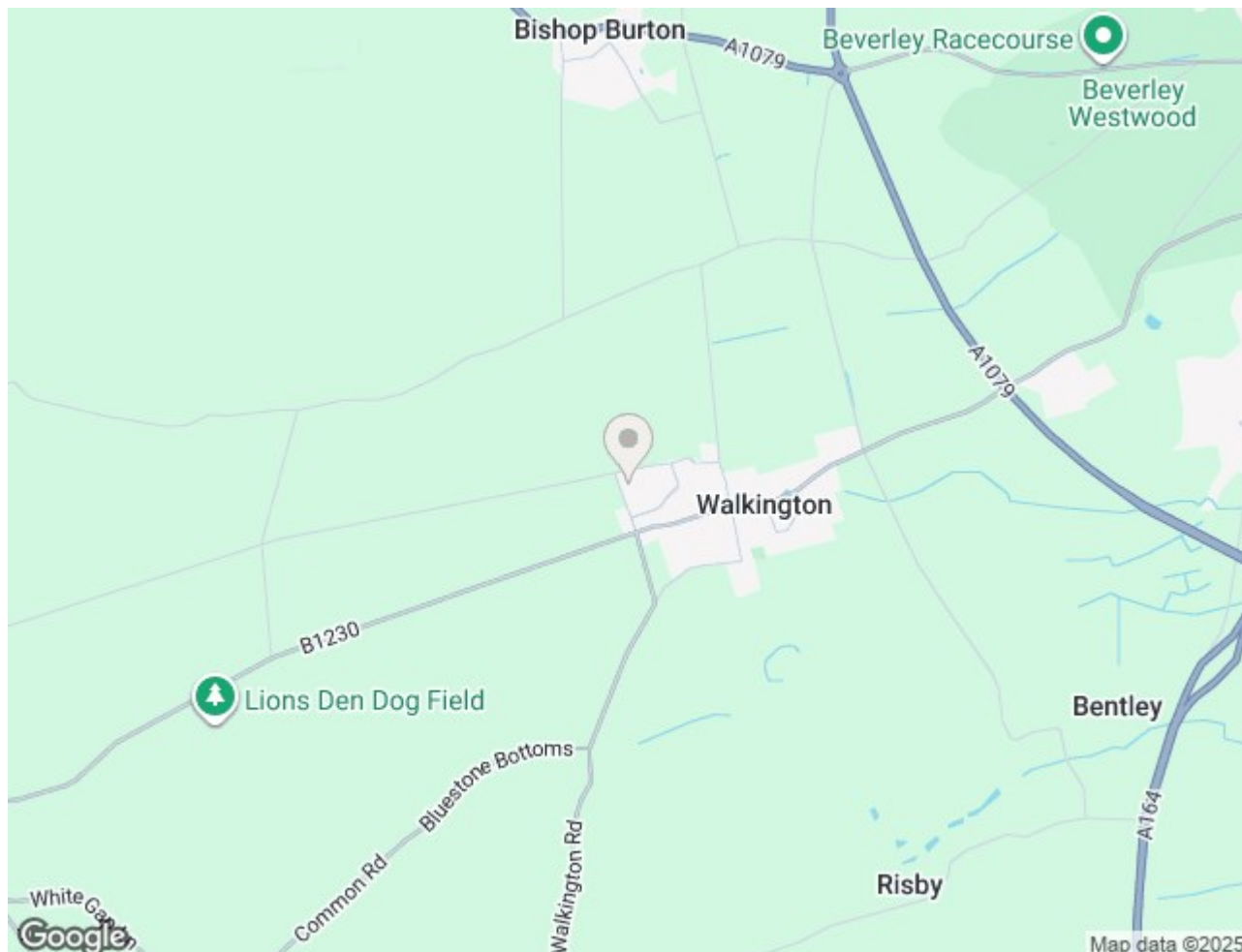
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

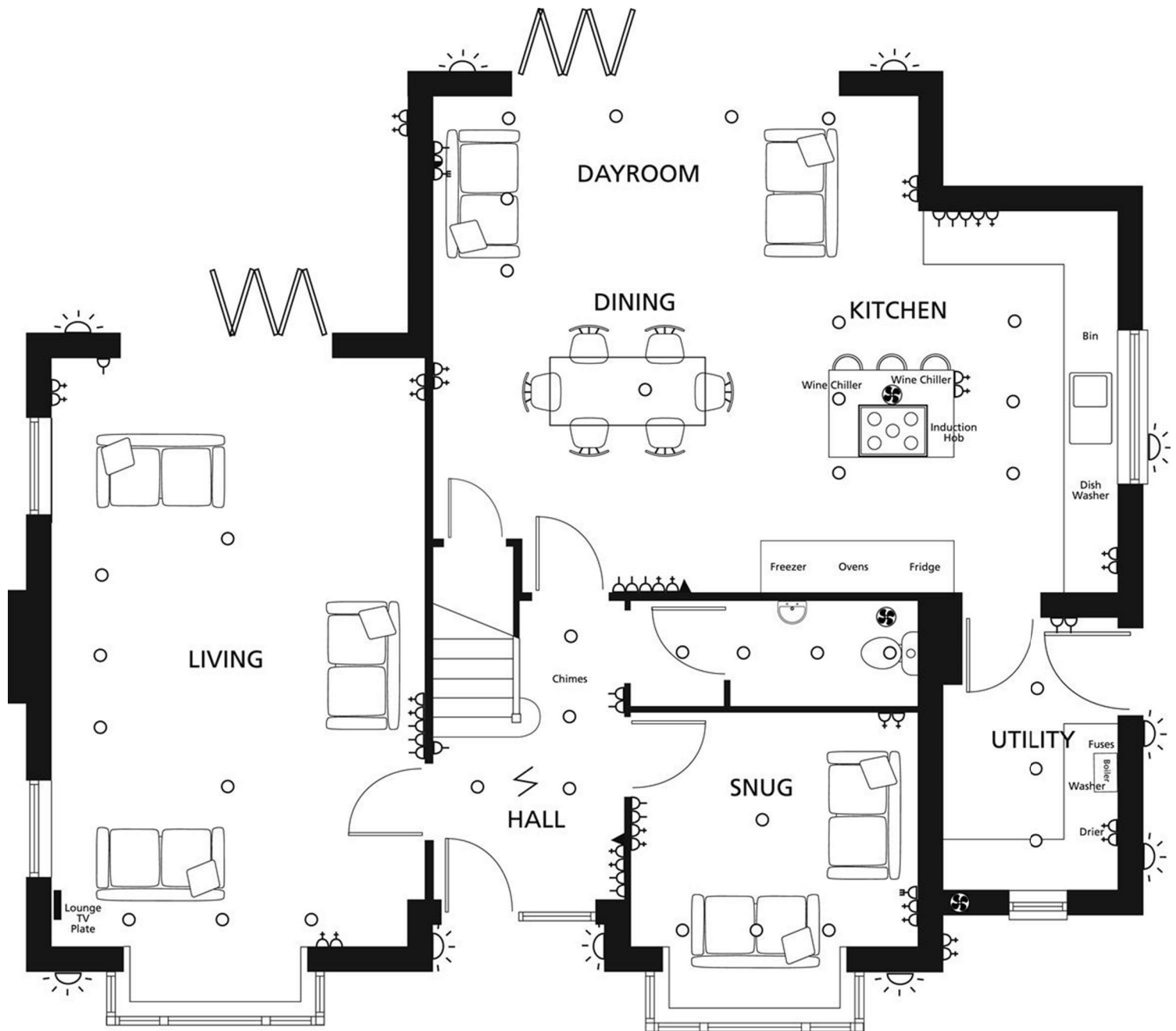
PHOTOGRAPH DISCLAIMER

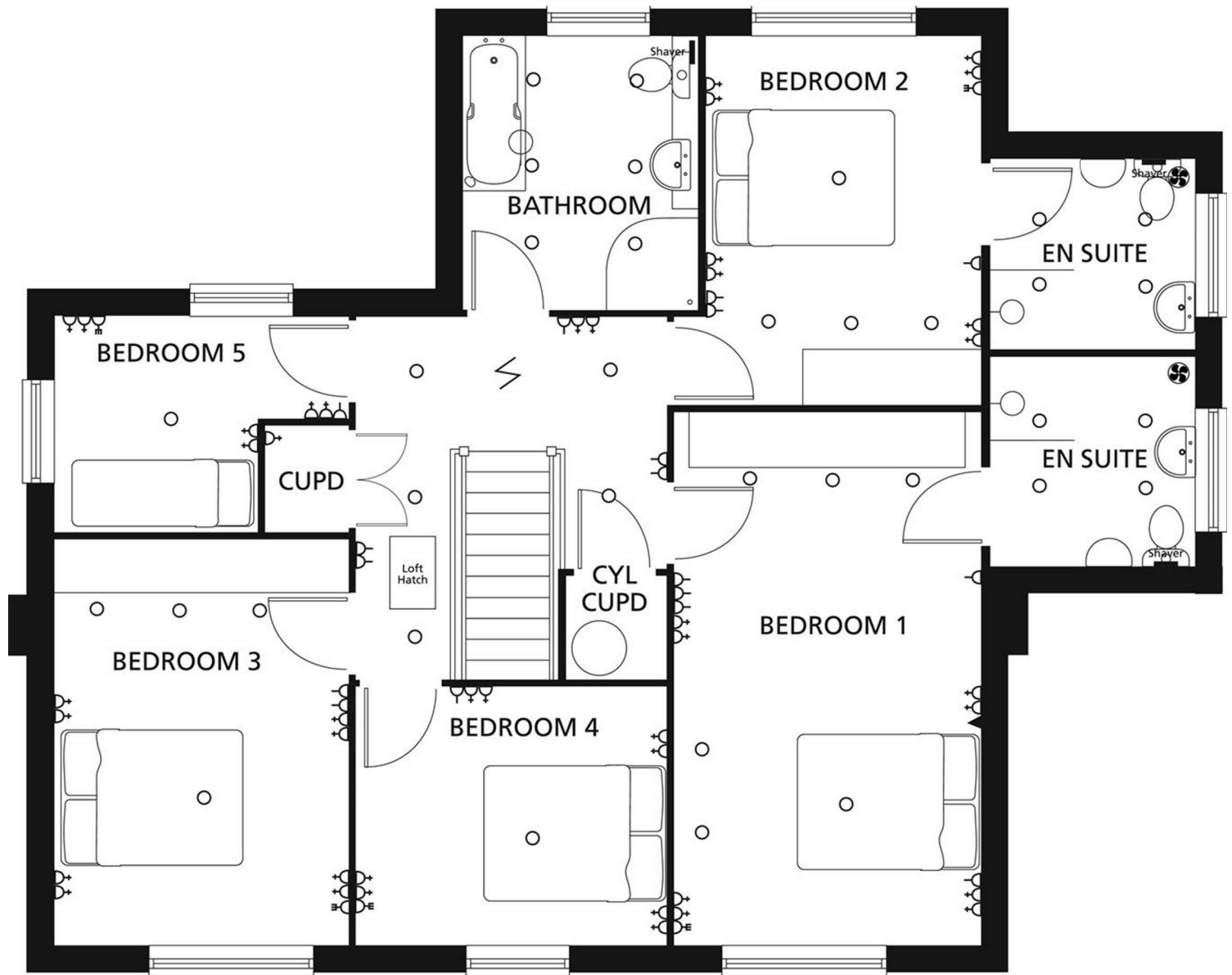
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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		
(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	

85 90

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	