

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



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

- Individual Det. Residence
- Great Potential
- Adjoins Brough Golf Course
- Four Bedrooms
- Four Reception Rooms
- Prestigious Location
- Viewing Recommended
- EPC = D

£575,000

INTRODUCTION

A rare opportunity indeed! Affording great potential is this individual detached residence which adjoins the fairways of Brough Golf Club within the highly desirable cul-de-sac setting of Larchmont Close. Currently of significant proportions the accommodation provides much versatility and viewing is strongly recommended. A view to the front is provided across the nearby pond with the golf course beyond and to the rear a south facing garden runs up to the 15th fairway of the golf club. What is evident in the street scene is that there has been significant investment in recent times with many of the original properties transformed into a more contemporary home with all the luxuries of modern living. The accommodation extends over two floors with bedrooms at both ground and first floor level. In brief the accommodation comprises a spacious central hallway, large lounge, dining room, kitchen with Aga, sitting room, conservatory, utility, ground floor bedroom and bathroom. At first floor are three further bedrooms and two bathrooms. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Gardens extend to both front and rear elevations and a driveway leads to a good sized garage.

LOCATION

The cul-de-sac of Larchmont Close is accessed off the private road of Westfield Park, regarded as one of the most desirable locations in the area. 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 such as Hull Collegiate, Hymers College and Pocklington school, all with a bus service available upon Elloughton Road. Convenient access is available to the A63 leading to 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 has its own mainline railway station providing intercity connections with London King's Cross approximately 2 1/2 hours travelling time. The area is also well served by recreational facilities including the nearby Brough Golf Course.



ACCOMMODATION

A residential entrance door opens to:

ENTRANCE RECEPTION

A very spacious entrance reception providing access to principle rooms and a staircase leads up to the first floor. there is a very useful understairs storage cupboard.



LOUNGE

17'10" x 17'0" approx (5.44m x 5.18m approx)

A generously proportioned room with picture windows to two elevations, one providing a lovely aspect towards the neighbouring pond. The focal point of the room is a marble fireplace housing a living flame gas fire.



DINING ROOM

13'1" x 11'8" approx (3.99m x 3.56m approx)

With double doors leading out to the rear terrace.



KITCHEN

15'9" x 12'10" approx (4.80m x 3.91m approx)

Having a range of fitted base and wall mounted units, work surfaces and a ceramic one and a half sink and drainer. There is an Aga plus a position for a conventional cooker with an extractor hood above, integrated fridge and dishwasher. A large picture window overlooks the front. There is access to a rear lobby with door leading out to the terrace and an internal door to:



ALTERNATIVE VIEW



SITTING ROOM

11'3" x 9'10" approx (3.43m x 3.00m approx)
With double doors leading through to:



CONSERVATORY

12'0" x 8'10" approx (3.66m x 2.69m approx)
With views across the rear garden and double doors leading out to the terrace.



UTILITY

10'4" x 10'3" approx (3.15m x 3.12m approx)

Situated to the rear of the garage and having an excellent range of fitted units. There is a sink and double drainer, plumbing for an automatic washing machine and tiling to the floor.



BEDROOM 1

14'3" x 14'0" approx (4.34m x 4.27m approx)

With fitted furniture comprising wardrobes and storage cupboards, windows to rear elevation.



BATHROOM

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



FIRST FLOOR

LANDING

BEDROOM 2

With large picture window to the front providing a stunning view across the neighbouring pond and golf course beyond.



BATHROOM

With suite comprising low level W.C, wash hand basin and bath with shower over, tiled surround.



BEDROOM 3

29'9" x 12'4" approx (9.07m x 3.76m approx)
With large picture window to the rear garden.



EN-SUITE BATHROOM

With corner bath, low level W.C, bidet and wash hand basin, tiling to the walls.



BEDROOM 4

14'3" x 8'0" approx (4.34m x 2.44m approx)
With velux style window.



OUTSIDE

A lawned garden extends to the front and a driveway leads to the garage. The garage measures approximately 23'8" x 10'5" and has an automated up and over entry door. To the rear of the garage lies a separate utility. The rear garden runs up to the fairways of Brough Golf Club. Directly to the rear of the house lies an extensive paved patio with lawn beyond. Mature borders provide much seclusion.



REAR VIEW OF THE PROPERTY



GARAGE



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.

VIEWING APPOINTMENT

TIMEDAY/DATE

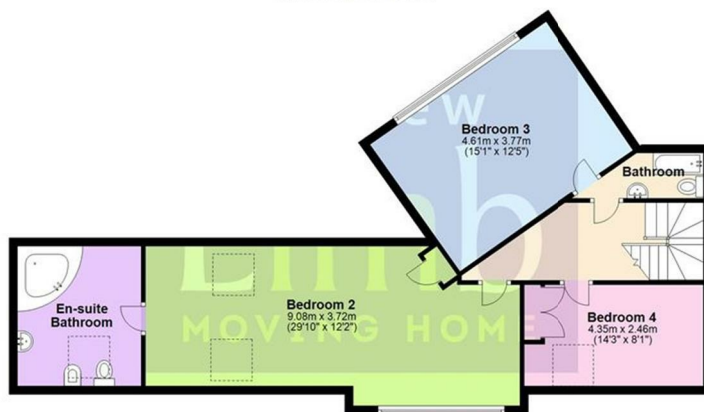
SELLERS NAME(S)



Ground Floor
Approx. 171.4 sq. metres (1844.9 sq. feet)




First Floor
Approx. 85.1 sq. metres (916.3 sq. feet)



Total area: approx. 256.5 sq. metres (2761.2 sq. feet)

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	

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	