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Matthew
Limb
MOVING HOME



5 Poppy Drive, Kirk Ella, East Yorkshire, HU10 7FF

- 📍 Stunning Detached House
- 📍 Pristine Condition
- 📍 Elevated Position
- 📍 4 Beds/2 Baths

- 📍 Feature Living Kitchen
- 📍 Gardens, Drive & Garage
- 📍 Convenient Location
- 📍 EPC = B

£372,000

INTRODUCTION

Standing in an elevated position overlooking Beverley Road this stunning detached house is in pristine condition both inside and out. Recently built by the award winning developer Messrs Beal Homes as a 'Thornton' house type, the current owners have enhanced the original high specification even further and the property is offered in walk-into condition. Features include four good bedrooms, three with fitted furniture and an en-suite to bedroom 1, lovely lounge and a fabulous dining kitchen with bay having double doors leading out to the garden. There is also a separate utility room. The thoughtfully planted and beautifully tended gardens are part walled and a driveway leads to a detached single garage. Poppy Drive forms part of the recent prestigious West Hill development by Beal Homes and the property is attractively situated towards the end of a small private road which has only one neighbour beyond.

LOCATION

Poppy Drive is part of the recent prestigious West Hill development by Messrs Beal Homes. The development is situated off Beverley Road close to Willerby shopping park and a host of general amenities. Willerby and the surrounding area provide more extensive facilities and convenient access towards Beverley, Hull City Centre or the Humber Bridge and motorway network.

ACCOMMODATION

Residential entrance door to:

CENTRAL HALLWAY

An attractive hallway with a contemporary staircase leading up to the first floor. Double doors provide access to the kitchen and lounge areas.



CLOAKS/W.C

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

LOUNGE

21'0" x 11'0" approx (6.40m x 3.35m approx)

Plus bay window to side elevation, a further window to side and window to front elevation. This lovely room has as its focal point a feature marble fireplace housing an electric fire.



LIVING KITCHEN

21'0" x 12'6" approx (6.40m x 3.81m approx)

Extending to 18'4" approx into bay to side. This fabulous room is the heart of the house and combines kitchen, dining and living space. There is a deep bay window with vaulted ceiling and inset velux windows in addition to double doors opening out to the rear garden. The kitchen is a combination of attractive shaker style units to one wall with a matching peninsula unit having a breakfast bar overhang. There are granite work surfaces, undercounter sink with mixer tap and a Neff oven, four ring hob and extractor hood. There is also an integrated fridge freezer and dishwasher, recessed downlighters to the ceiling. Window to front elevation.



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



ALTERNATIVE VIEW



UTILITY ROOM

With fitted units, sink and drainer, plumbing for an automatic washing machine and space for further appliances, access door to the driveway.

FIRST FLOOR

LANDING

With window to rear elevation.



BEDROOM 1

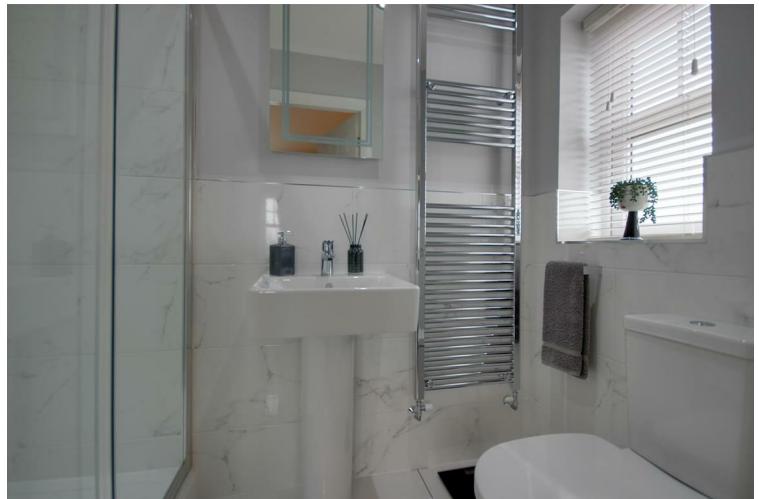
12'10" x 14'6" approx (3.91m x 4.42m approx)

With attractive contemporary fitted wardrobes having sliding mirrored fronts. Window to front elevation.



EN-SUITE SHOWER ROOM

With large shower cubicle, low level W.C, and wash hand basin, tiled surround and flooring, heated towel rail.



BEDROOM 2

12'5" x 9'2" approx (3.78m x 2.79m approx)

With contemporary fitted wardrobes having sliding fronts, windows to two elevations.



BEDROOM 3

11'3" x 8'4" approx (3.43m x 2.54m approx)

Windows to two elevations.



BEDROOM 4 / DRESSING ROOM

9'0" x 6'8" approx (2.74m x 2.03m approx)

Up to face of contemporary fitted wardrobes with sliding fronts. There is also a matching run of drawers. Window to front elevation.



BATHROOM

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



OUTSIDE

The property occupies a corner style plot and a driveway gives access to the single detached garage. The main garden is attractively part walled and incorporates a patio area and lawn. The gardens have been thoughtfully planted and beautifully tended by the current owners.

OUTSIDE - ALTERNATIVE VIEW



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 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.

VIEWING APPOINTMENT

TIME DAY/DATE

SELLERS NAME(S)





Total area: approx. 126.1 sq. metres (1357.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	