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Matthew  
**Limb**  
MOVING HOME



*7 Kettlethorpe Drive, Welton, Brough, East Yorkshire, HU15 1TN*

- 📍 Stunning Detached House
- 📍 Impressive Accommodation
- 📍 4 Beds/4 Baths
- 📍 Council Tax Band = F
- 📍 Beautiful Kitchen
- 📍 Double Garage
- 📍 Sought After Street Scene
- 📍 Freehold/EPC = C

**£459,950**

## INTRODUCTION

Situated in a cul-de-sac of executive style detached properties, this most impressive double fronted detached house provides fabulous family accommodation. Located close to the edge of this desirable residential development, the property provides versatile accommodation of over 2,100sq. ft. across three floors which is depicted on the attached floorplan. The property enjoys many features associated with modern day living and briefly comprises a welcoming central entrance hall with tiled flooring, cloaks/W.C., a formal 22 ft lounge with log burner, a study and a spacious dining kitchen with a beautiful fitted kitchen complete with island and granite worksurfaces. At first floor level are three double bedrooms, two of which have en-suite shower rooms and there is an impressive family bathroom with feature bath. The whole of the upper floor is dedicated to a superb master suite which incorporates a most spacious bedroom area, adjoining dressing room with fitted wardrobes and an en-suite bathroom. The accommodation boasts gas fired central heating to radiators and uPVC double glazing. This superior family home has an extensive block paved frontage providing multiple parking plus there is a detached double garage. The rear garden incorporates a large patio area with lawn and shrub borders.

## LOCATION

Kettlethorpe Drive is located off Elloughtonthorpe Way which runs directly off Loxley Way in Brough. The property is conveniently placed to the east of the village centre and forms part of this popular modern development. Brough is a growing community and provides a good range of local shops including both Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling on Elloughtonthorpe Way. Secondary schooling can be found at South Hunsley in the nearby village of Melton. This developing village lies to the west of Hull and is ideal for commuting having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:



### *ENTRANCE HALLWAY*

An impressive central hallway with staircase leading up to the first floor, under stairs cupboard, tiled flooring.



### *CLOAKS/W.C.*

With wash hand basin and low level W.C., tiling to the floor.

## LOUNGE

22'8" x 11'3" approx (6.91m x 3.43m approx)

A twin aspect room with two windows to the front elevation and double doors leading out to the rear. The chimney breast houses a log burner with timber lintel above.



## STUDY

9'10" x 7'1" approx (3.00m x 2.16m approx)

With window to front elevation.

## DINING KITCHEN

20'9" x 18'9" approx (6.32m x 5.72m approx)

A most impressive room with an extensive range of hand painted shaker style fitted units with matching grand central island, all of which with granite worksurfaces. There is a range cooker with concealed extractor hood above and granite surround, integrated dishwasher and space for an American style fridge/freezer. There is a sink and drainer with mixer tap. Windows overlook the rear garden and a door provides access out to the patio. A cupboard houses the gas fired central heating boiler.



## KITCHEN AREA



## FIRST FLOOR

### LANDING

An impressive central landing with staircase leading up to the second floor. Cupboard housing the hot water cylinder, window to front elevation.





## BEDROOM 2

11'8" x 11'6" approx (3.56m x 3.51m approx)

With fitted wardrobes and two windows overlooking the rear garden.



## EN-SUITE SHOWER ROOM

A contemporary shower room with suite comprising low level W.C., wash hand basin and shower enclosure.



## BEDROOM 3

12'3" x 12'9" approx (3.73m x 3.89m approx)

With deep "walk in" wardrobe.



### EN-SUITE SHOWER ROOM

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



### BEDROOM 4

11'6" x 8'7" approx (3.51m x 2.62m approx)  
With fitted wardrobe, two windows to the front elevation.



### BATHROOM

A feature bathroom with suite comprising low level W.C., wash hand basin in cabinet and a shaped bath.



### SECOND FLOOR



## LANDING

With a useful storage cupboard off.

## MAIN BEDROOM AREA

19'0" x 20'0" approx (5.79m x 6.10m approx)  
Narrowing to 11'7". A superb 'L' shaped room with excellent proportions. There is a window to the front elevation and Velux window to the rear. An archway leads through to the dressing room.



## DRESSING ROOM

12'0" x 10'3" approx (3.66m x 3.12m approx)  
With three sets of fitted wardrobes.



### EN-SUITE BATHROOM

12'2" x 8'5" approx (3.71m x 2.57m approx)

With suite comprising low level W.C., panelled bath, separate shower enclosure, wash hand basin and cabinet, tiling to the walls and floor.



### OUTSIDE

This superior family home has an extensive block paved frontage providing multiple parking plus there is a detached double garage. The rear garden incorporates a large patio area with lawn and shrub borders.



### TENURE

Freehold

### COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. 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. 74.4 sq. metres (800.8 sq. feet)



**First Floor**  
Approx. 81.1 sq. metres (873.0 sq. feet)




**Second Floor**  
Approx. 54.3 sq. metres (584.9 sq. feet)



Total area: approx. 209.8 sq. metres (2258.7 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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 (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	