

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



10 Brewster Grove, Welton, East Yorkshire, HU15 1YN

- 📍 Superb brand New Home
- 📍 Packed With Upgrades
- 📍 4 Beds/3 Baths
- 📍 Council Tax Band = F
- 📍 Great parking and double Garage
- 📍 No Chain
- 📍 Single Stamp Duty Paid
- 📍 Freehold/EPC = B

£530,000

INTRODUCTION

PART EXCHANGE AVAILABLE

SINGLE STAMP DUTY PAID

Packed full of thousands of pounds of extras and ready to move straight into is this fabulous brand new detached family home. Standing in a 'tucked away' cul-de-sac position, there is fabulous parking to the front in addition to the double garage. The good sized rear garden is particularly attractive being turfed complimented by pleach trees to the border. Carpeted, decorated and ready to move straight into, the well designed accommodation is depicted on the attached floorplan. Features include an impressive central hallway with galleried landing above, large lounge with bay window and a log burner, separate study/day room and the heart of the house is the open plan living/dining/kitchen which stretches across the full width looking over and opening out to the garden. The kitchen has been upgraded with an extensive range of fitted units, quartz work surfaces and quality Siemens appliances. Upstairs are a series of four bedrooms, two of which have an en-suite facility. The accommodation comes complete with all mod cons and is highly efficient together with its gas fired central heating and uPVC framed double glazing. The property has been built by the award winning Beal Homes and has been completed to their exacting specification complete with the remainder of a 10 year NHBC warranty. In all, a fine home of which early viewing is strongly recommended.

FEATURES

- Packed full of extras
- Carpeted flooring fitted
- Villeroy and Boch sanitary ware
- Extensive kitchen
- Quartz tops
- Siemens appliances
- Bi fold doors
- Log burner
- Double Garage
- Corner Style Plot
- Part exchange available
- Single stamp duty paid

LOCATION

Brewster Grove is to be found off Galland Road which is accessed from Common Lane and forms part of the recent Turpin's Chase development by Messrs 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 opens to:

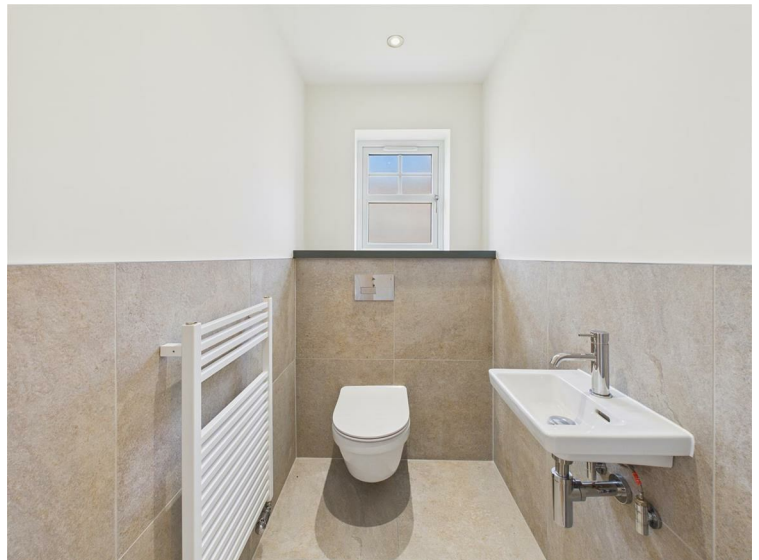
CENTRAL HALLWAY

An impressive hallway with staircase leading up to the galleried landing above.



CLOAKS/W.C.

Being half tiled plus tiling to the floor. Villeroy and Boch concealed flush W.C. and wash hand basin, heated towel rail.



LOUNGE

A particularly spacious lounge with chunky timber lintel above a log burner housed upon a marble hearth. Bay window to front elevation.



STUDY/DAY ROOM

With window to front elevation.



OPEN LIVING/DINING/KITCHEN

Spanning across the rear of the house, this superb open plan space provides an aspect across the garden with bi fold doors opening out to the patio. There is plenty of room for table, chairs, settee etc. and the kitchen is extensively fitted with beautiful contemporary units complimented by quartz work surfaces and a breakfast bar return. A particular feature are the high end upgraded appliances being twin Siemens ovens, combination microwave, coffee machine, Neff dishwasher and 60/40 split fridge freezer. There is also a one and a half undercounter Franke sink with stylish mixer tap.





DINING AREA



UTILITY ROOM

Complete with matching units and plumbing for automatic washing machine available. Double door to side elevation.



FIRST FLOOR

GALLERIED LANDING

With tank cupboard off and access to roof void available.

BEDROOM 1

A large double bedroom with window to front elevation.



EN-SUITE

A stylish suite comprising Villeroy and Boch concealed flush W.C., wash hand basin and there is a "walk in" shower area with rainhead and handheld shower system and glazed partition. Fully tiled to walls and floor, heated towel rail.



BEDROOM 2

Window to rear elevation.



EN-SUITE SHOWER ROOM

With Villeroy and Boch concealed flush W.C., wash hand basin, "walk in" shower area with rainhead and hand held shower system together with a glass partition. Fully tiled to walls and floor, heated towel rail.



BEDROOM 3

Window to rear elevation.



BEDROOM 4

Window to side elevation.



BATHROOM

With Villeroy and Boch sanitary ware comprising concealed flush W.C. and wash hand basin, bath with mixer tap and shower attachment plus spray screen. Tiled surround to walls and floor, heated towel rail.



OUTSIDE

The property occupies a really good sized corner plot to one end of Brewster Grove. Multiple parking is available upon a block set forecourt which also provides access to the double garage. Areas extend to each side of the property and the good sized rear garden is lawned, complimented by pleach trees to the borders and fencing to the perimeter.



TENURE

Freehold

COUNCIL TAX BAND

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

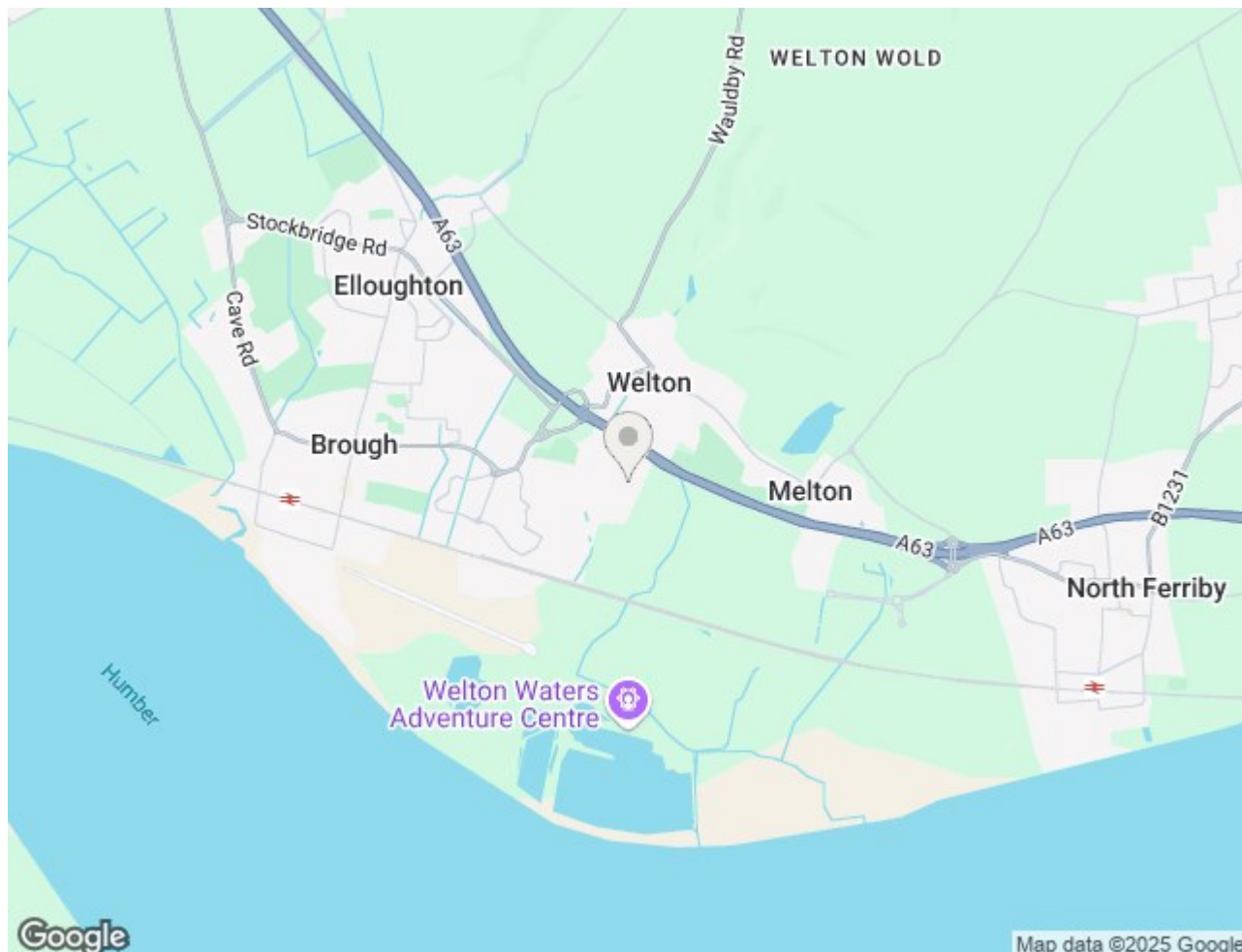
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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





Approximate total area[®]
1624 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

