

Chatsworth Drive, Elloughton, HU15 1LS

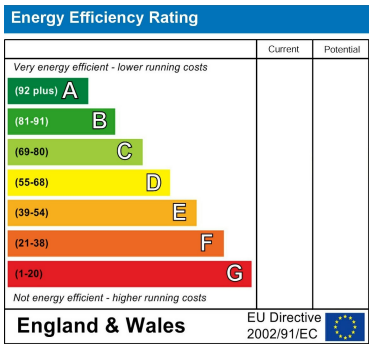
£370,000

Philip Bannister

Chatsworth Drive, Elloughton, HU15 1LS

Key Features

- Modern Detached Four Bedroom Home
- Desirable Position Within Popular Development
- Landscaped South Westerly Facing Garden With Patio
- Superb Open Plan Family Living Dining Kitchen
- Spacious Lounge And Study
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Side Driveway & Garage
- EPC = TBC
- Council Tax = E

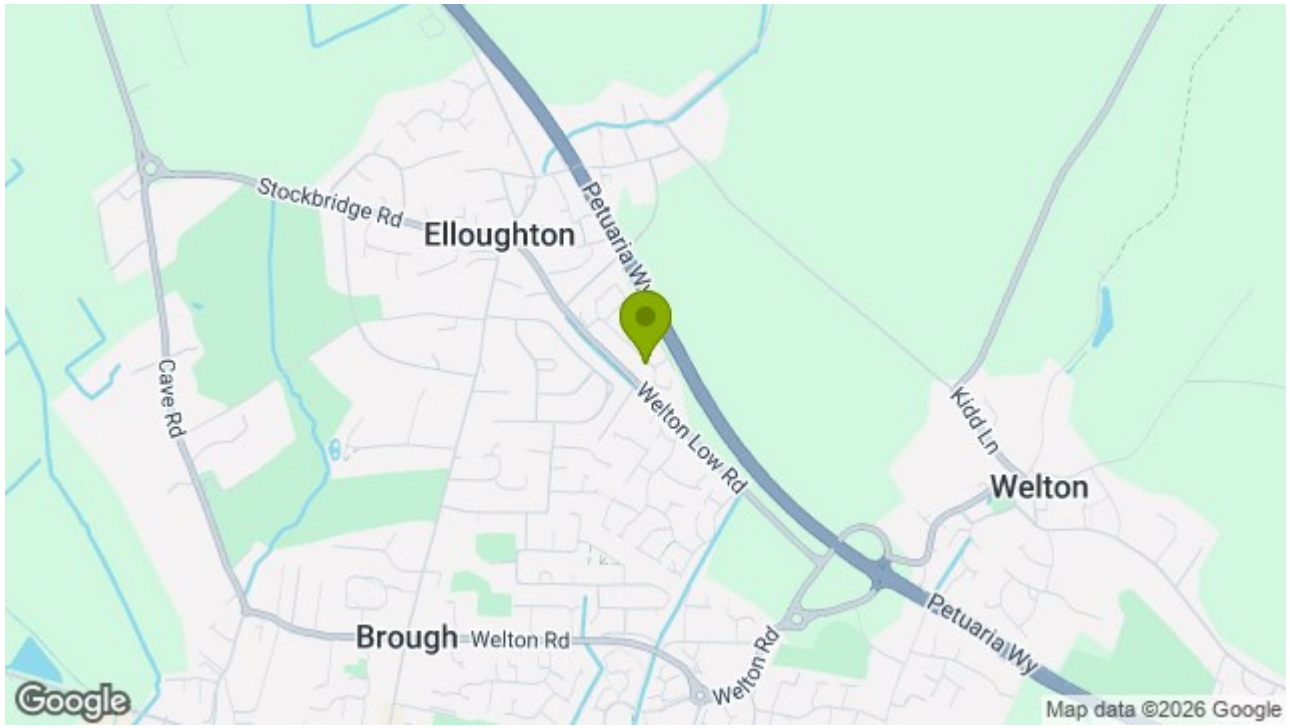


This impressive modern detached home provides well-planned four-bedroom accommodation, finished with a range of quality upgrades. Set within this popular development, the property enjoys a particularly attractive position, with its double-fronted design and a south westerly facing rear garden.

The ground floor offers excellent living space, centred around a superb open-plan family living dining kitchen. There is also a separate lounge and study, providing useful additional space for family life or home working, together with a cloakroom/WC.

To the first floor are four good-sized bedrooms, with fitted wardrobes to both the principal and third bedrooms. The en-suite and family bathroom both incorporate quality sanitaryware and attractive tiling.

Outside, a block-paved driveway runs along the side of the property, providing ample off-street parking, and access to the detached garage. The rear garden has been thoughtfully landscaped, featuring a generous sandstone patio which enjoys the afternoon and evening sunshine, making an ideal space for outdoor dining and entertaining.











ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessed via a residential entrance door, the hallway has a staircase leading to the first floor, tiled floor and access to the accommodation at ground floor level.

CLOAKROOM/WC
Fitted with a concealed cistern WC and pedestal wash basin, complemented by partially tiled walls and floor tiling.

LOUNGE
A spacious reception room positioned to the rear of the property, with French doors providing access and views over the rear garden.

STUDY
A useful second reception room which would make an ideal home office or children's playroom, with a window overlooking the front elevation.

FAMLY LIVING DINING KITCHEN
A spacious open-plan area providing an excellent everyday living space, with clearly defined areas for cooking, dining and relaxing. The kitchen is fitted with an extensive range of wall and base units, complemented work surfaces and matching upstands beneath a tiled splashback. There is a stainless steel sink unit with mixer tap beneath a window to the front elevation, together with a range of integrated appliances including an oven, microwave, four-ring gas hob with extractor hood over, fridge freezer, dishwasher, washing machine and drinks cooler.

The living and dining areas provide plenty of room for both family life and entertaining, with windows and bi-folding doors overlooking and opening onto the rear garden. The room is finished with continuation of the tiled flooring.

FIRST FLOOR

LANDING
Providing access to all first floor accommodation, together with a useful large storage cupboard housing the hot water cylinder.

BEDROOM 1
A good sized double bedroom with sliding wardrobes, a window to the front elevation and access to the en-suite facilities.

EN-SUITE
Fitted with a modern suite comprising a concealed cistern WC, wall-hung wash basin and shower enclosure with thermostatic shower. There is complementary tiling to the shower area and further wall tiling, together with a tiled floor, heated towel rail and window to the front elevation.

BEDROOM 2
A second double bedroom with a window overlooking the front elevation.

BEDROOM 3
A further double bedroom, fitted with sliding wardrobes and having a window to the rear elevation.

BEDROOM 4
An excellent sized fourth bedroom with a window to the rear elevation and a useful storage cupboard.

BATHROOM
The contemporary family bathroom is fitted with a three-piece suite comprising a concealed cistern WC, wall-hung wash basin and panelled bath with glazed shower screen and thermostatic shower over. The room is finished with complementary wall and floor tiling, a heated towel rail and window to the rear elevation.

OUTSIDE

FRONT
To the front of the property there is a forecourt area with a footpath which leads to the property and a privet hedge to the kerbside boundary.

REAR
To the rear of the property there is a good sized rear garden which enjoys a south westerly aspect. Adjoining the property there is a sandstone patio which is a real suntrap, and continues to the side of the garage leading to the personnel door. The remainder of the garden is laid to lawn with timber fencing to the perimeter.

DRIVEWAY & GARAGE
To the side of the property there is a block paved driveway which provides off street parking for a number of vehicles. The drive leads to a garage, with up and over door, light and power. There is a personnel door from the garden.

GENERAL INFORMATION.
SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

















TENURE
We understand that the property is Freehold, there is however an Estate Management Company with associated costs. Please contact us for further information.

VIEWINGS.
Strictly by appointment with the sole agents.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES.
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?.
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.
Philip Bannister & Co.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 Philip Bannister & Co.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.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing,
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.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100



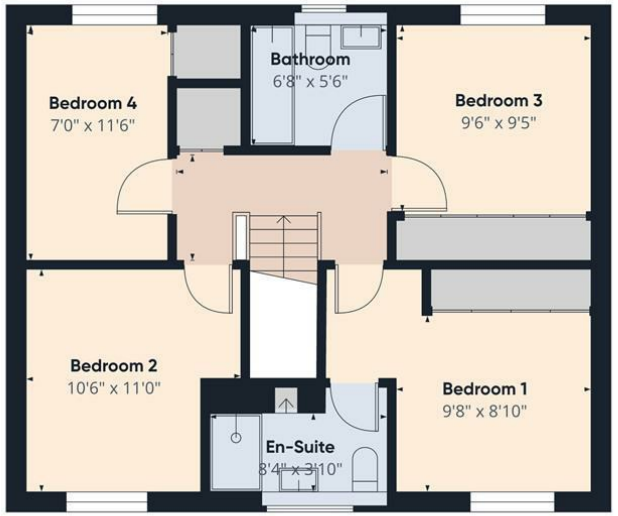








Ground Floor



First Floor



Approximate total area(1)

1189 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.

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