



4 Nelson Court, Common Lane, Welton, East Yorkshire, HU15 1PT

- 📍 Contemporary Detached
- 📍 Superb Specification
- 📍 Around 2,100 sq. ft
- 📍 Four Beds/Three Baths
- 📍 Fabulous Living Kitchen
- 📍 Garden & Garage
- 📍 Gated Community
- 📍 EPC = C

£420,000

INTRODUCTION

If you are looking for something that bit different then this might be the one. Standing in a gated community of only four dwellings this beautiful contemporary detached home has a fantastic specification. The accommodation extends to around 2,100 sq. ft. over three floors. Viewing is essential to appreciate the layout and quality of fittings which when built in 2006 raised the bar for new homes in this price sector and has been further enhanced over the years by the current owners. Immaculately presented from top to bottom, this property is ideal for those looking to enjoy a modern home with spacious rooms, versatility, great appeal, high end specification and ease of maintenance. At ground floor level there is a stunning entrance hall with a beautiful wood detailed staircase leading up to the first floor, downstairs WC, laundry room, utility room, music/snug and a fabulous living kitchen which spans the rear of the house and complete with an array of bespoke fitted units and grand island. There is also a cosy dayroom area situated off the kitchen. A staircase from the utility room leads up to a home office or games room. The main living room is situated upon the first floor and provides an elevated view to the front and has a "Juliet" style balcony. The main bedroom suite combines a bedroom with dressing area and a luxurious en-suite. To the second floor lie three further bedrooms, one being en-suite plus there is a separate bathroom. The accommodation has the benefit of gas fired central heating to radiators and double glazing.

Nelson Court comprises four properties in a gated community entered through wrought iron automated gates flanked by brick pillars. There is also a pedestrian side gate. The private driveway leads to the subject property at the far end which provides good parking and an attached garage. The southerly rear garden incorporates a paved terrace, lawn and beech hedging to the borders.

In all a beautiful contemporary home of which viewing is strongly recommended.

LOCATION

Nelson Court is a small gated development of only four properties which is situated on the western side of Common Lane, Welton. The property stands at the head of a cul-de-sac with its own private entrance from Common Lane via automated opening gates. Common Lane lies to the south of Welton village centre which is clustered around an attractive church, stream and pond. Welton is ideally placed for travelling to Hull to the east and into the national motorway network to the west. The area has the benefit of well reputed local schooling and a good range of shops and amenities are located in the neighbouring villages of Elloughton and Brough. A mainline railway station is located in Brough, approx. 5 minutes driving distance away.



ACCOMMODATION

An attractive composite residential entrance door opens to:

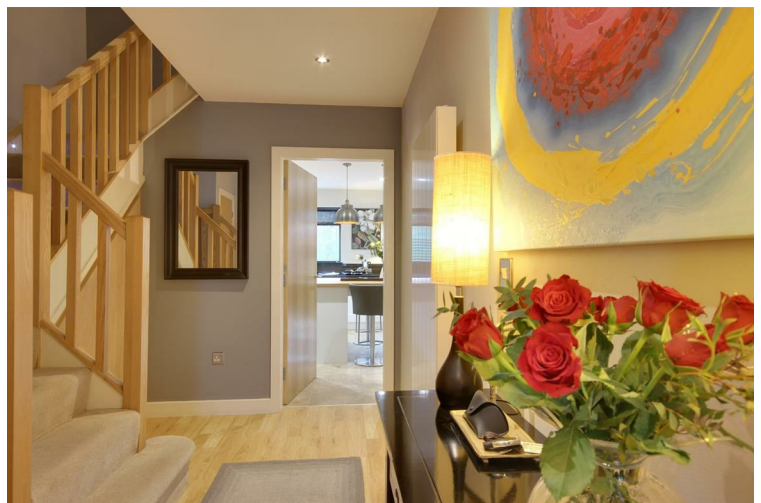


ENTRANCE HALLWAY

A stunning hallway with an oak detailed staircase leading up to the first floor complete with shadow lighting. There are two very useful storage cupboards to either side of the staircase.



HALLWAY - ALTERNATIVE VIEW



CLOAKS/WC

With low level WC and wash hand basin, travertine tiled surround and flooring.

LAUNDRY ROOM

With work surfaces, circular sink, plumbing for automatic washing machine and space for a dryer. Travertine tiled floor.



LIVING KITCHEN

19'7" x 13'8" approx (5.97m x 4.17m approx)

An absolutely beautiful living kitchen which is situated to the rear of the house with window and double doors leading out to the garden. The kitchen has an extensive range of bespoke shaker style units with grain effect, matching dresser unit and a grand central island with oak surface and pendant lights above. There are granite work surfaces to the floor units. Appliances include a Neff double oven, five ring gas hob with filter hood above, dishwasher, wine chiller and there is space for an American style fridge freezer. There is a travertine tiled floor and a wide opening leads through to the day area.



LIVING KITCHEN - ALTERNATIVE VIEW



LIVING KITCHEN - ALTERNATIVE VIEW



LIVING KITCHEN - ALTERNATIVE VIEW



LIVING KITCHEN - ALTERNATIVE VIEW



DAY AREA

10' x 9'8" approx (3.05m x 2.95m approx)
A cosy space with wall mounted TV point.



MUSIC ROOM/SNUG

10' x 9'9" approx (3.05m x 2.97m approx)
Window to front elevation.



BOOT ROOM

8'10" x 8'1" approx (2.69m x 2.46m approx)

With a floor mounted unit housing a Belfast style sink. There is internal access to the garage and external access out to the rear garden. A staircase leads up to the games room.

GAMES ROOM

11'1" x 8'9" approx (3.38m x 2.67m approx)

Accessed via stairs with shadow lighting from the utility room. This area is an ideal hideaway or home office. There is a wall mounted TV point and access to storage eaves. Two Velux windows.



FIRST FLOOR

LANDING

With further staircase leading up to the top floor.



LOUNGE

19'7" x 17'3" approx (5.97m x 5.26m approx)
Reducing to 13'1".

An elegant room with window to front in addition to double opening doors to a "juliet" style balcony. There is a wall mounted TV point. Low level lighting.



LOUNGE - ALTERNATIVE VIEW



LOUNGE - ALTERNATIVE VIEW



MAIN BEDROOM

BEDROOM AREA

10'8" x 11'8" approx (3.25m x 3.56m approx)
With box bay window to rear elevation. In an open plan style situated off the bedroom area is a dressing room. Low level Lighting



DRESSING ROOM

Having an extensive range of fitted wardrobes to two walls.



DRESSING ROOM - ALTERNATIVE VIEW



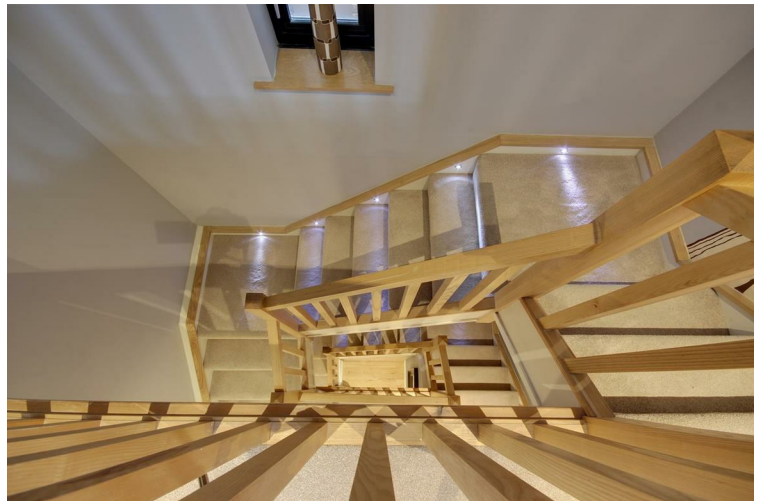
EN-SUITE SHOWER ROOM

A luxurious en-suite comprising a low level WC, fitted cabinet housing a designer wash hand basin and tap, large shower enclosure with seat, rain-head shower, hand held shower, recessed shelf with lighting and tiled surround to walls with inset mirror above the sink. Tiling to the floor, heated towel rail.



SECOND FLOOR

STAIRCASE



BEDROOM 2

12'6" x 10'8" approx (3.81m x 3.25m approx)
With fitted wardrobe, two Velux windows. Low level lighting.



EN-SUITE SHOWER ROOM

With low level WC, pedestal wash hand basin, shower enclosure, fitted cupboards, travertine tiled surround and floor. Two Velux windows.



BEDROOM 3

12'3" x 11'10" approx (3.73m x 3.61m approx)
With two Velux windows. Low level lighting



BEDROOM 4

12'3" x 9'5" approx max (3.73m x 2.87m approx max)
With two Velux windows. Desk area.



BATHROOM

A luxurious bathroom featuring a bath with rain-head shower over plus hand held shower and screen. Fitted furniture with inset wash hand basin and concealed flush WC. Tiled surround and flooring.



OUTSIDE

Nelson Court is a gated community of only four dwellings and the subject property is situated to the far end of the driveway which is accessed through automated wrought iron gates. The property therefore occupies an attractive plot having good parking to the front in addition to an attached single garage which has an automated up and over entry door. The rear garden enjoys a southerly aspect and incorporates a paved terrace and seating area, lawned garden and beech hedging to the borders.



ALTERNATIVE VIEW



TENURE

Freehold

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.

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.

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.

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.

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.

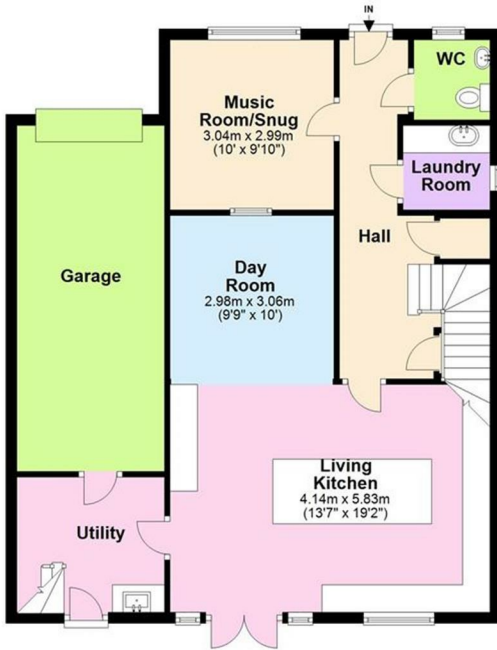
VIEWING APPOINTMENT

TIMEDAY/DATE

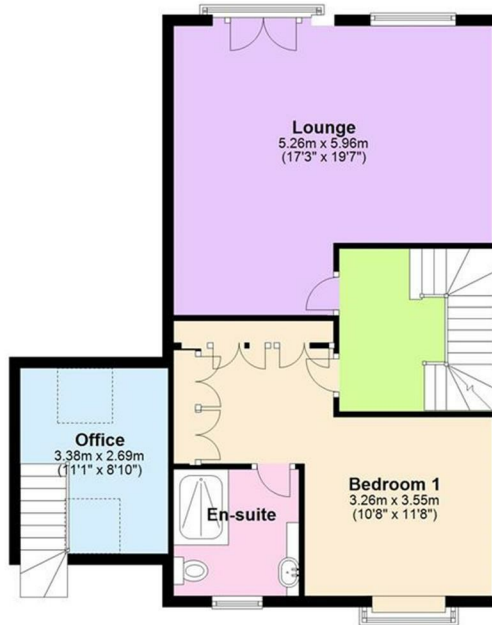
SELLERS NAME(S)



Ground Floor



First Floor



Second Floor

