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**5 Williamsfield Road
Hutton Cranswick
YO25 9BH**

Solar PV and triple glazing
High specification
Four bedrooms

Private garden
Bi-fold doors from family Room
Gas CH & Upvc DG

**Asking Price Of:
£330,000**



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PROPERTY PROFESSIONALS SINCE 1891

5 Williamsfield Road

Hutton Cranswick

YO25 9BH



LOCATION

CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.

Local amenities include primary school, post office, train station, convenience store and public house.

ACCOMMODATION

A home of quality and contemporary design, offering a four bedrooled layout on an executive and exclusive development 'Williamsfield'. The property has been built under the 10 year NHBC Buildmark warranty, which will have approximately 5 years left. With solar panels installed, triple glazing and efficient central heating the home is highly energy efficient and offers super quality fittings. ONE NOT TO BE MISSED!!!!

The property briefly comprises:- Entrance hall, lounge, cloaks/ WC, kitchen/ family room, utility room, landing, master bedroom with en-suite facilities, three further bedrooms and family bathroom.

ENTRANCE HALL

18' 4" x 6' 2" (5.59m x 1.88m)

A natural light entrance hall with engineered oak flooring, stairs leading to the first floor and triple glazed window to the side elevation.

LOUNGE

15' 1" x 11' 00" (4.6m x 3.35m)

With triple glazed window to both front and side elevations and TV point.



CLOAKROOM/ WC

5' 4" x 3' 7" (1.63m x 1.09m)

Comprising modern white suite including pedestal wash hand basin, low level WC and tiled flooring.

KITCHEN/ FAMILY ROOM

17' 6" x 13' 9" (5.33m x 4.19m)

A high specification kitchen/ family room with a good range of wall and base units in a cream finish with contrasting work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap over, engineered oak flooring, access to under stairs storage, high quality Bosch appliances to include integrated oven and combination microwave, dishwasher, fridge and freezer and a five ring gas hob with extractor hood, television point to the dining area, triple glazed window to the side elevation and triple glazed bi-fold doors leading out on to the garden.



UTILITY ROOM

6' 9" x 5' 4" (2.06m x 1.63m)

With fitted wall and base units, stainless steel sink, drainer and mixer tap, plumbing for washing machine, Upvc half glazed door to the side elevation, wall mounted gas central heating boiler and engineered oak flooring.

LANDING

With triple glazed window to side elevation.



BEDROOM ONE

14' 7" x 10' 9" (4.44m x 3.28m)

With triple glazed window to front elevation and TV point.



ENSUITE

7' 8" x 4' 5" (2.34m x 1.35m)

A fully tiled shower room comprising large shower enclosure, pedestal wash hand basin, low level wc and triple glazed window to the side elevation.



BEDROOM TWO

12' 3" x 10' 9" (3.73m x 3.28m)

With triple glazed window to the rear elevation and TV point.



BEDROOM THREE

8' 9" x 8' 8" (2.67m x 2.64m)

With triple glazed window to the rear elevation and TV point.



BEDROOM FOUR/ OFFICE

8' 9" x 6' 2" (2.67m x 1.88m)

With triple glazed window to the front elevation. There are additional sockets.

FAMILY BATHROOM

10' 7" x 7' 2" (3.23m x 2.18m)

A fully tiled bathroom comprising and four piece suite to include shower enclosure, panelled bath, pedestal wash hand basin, low level wc and triple glazed window to the side elevation.

GARAGE

There is a single brick garage with remote electric door, power and light connected, acces from a brick set driveway which provides ample off street parking.

OUTSIDE

To the front of the property the garden is open plan with side block paved driveway leading to garage and side gated access. To the rear the garden is mainly laid to lawn with 'indian' stone patio, timber garden shed, electric point, not overlooked and very private to all sides with secure fenced boundaries.



CENTRAL HEATING

The property benefits from Worcester Bosch mains gas efficient heating system.

TRIPLE GLAZING

Efficient triple glazing throughout.

SOLAR PANELS

Photovoltaic Solar panels with feed-in tariff agreement are installed.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band A.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band D.

NOTE

Heating systems and other services have not been checked.

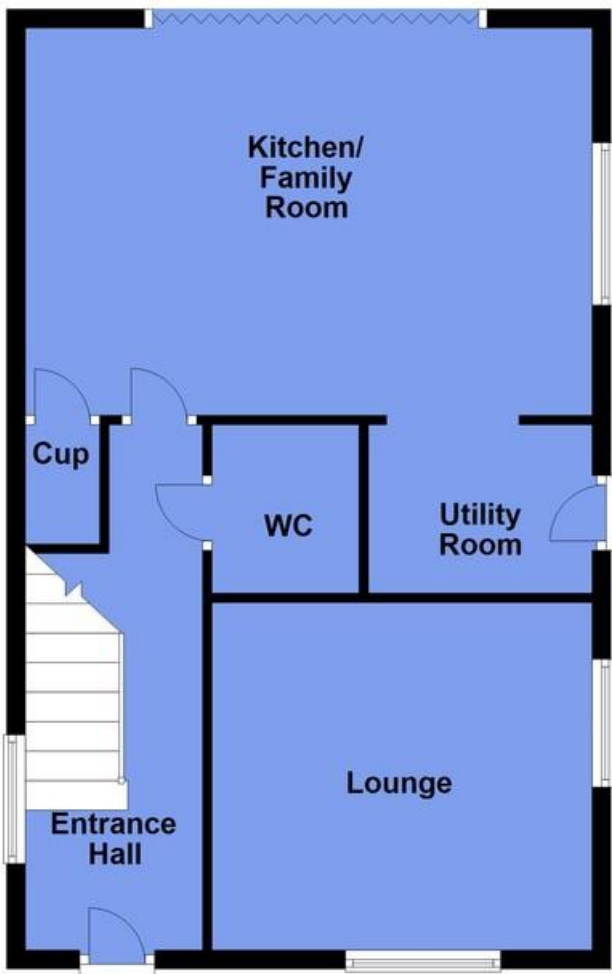
All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

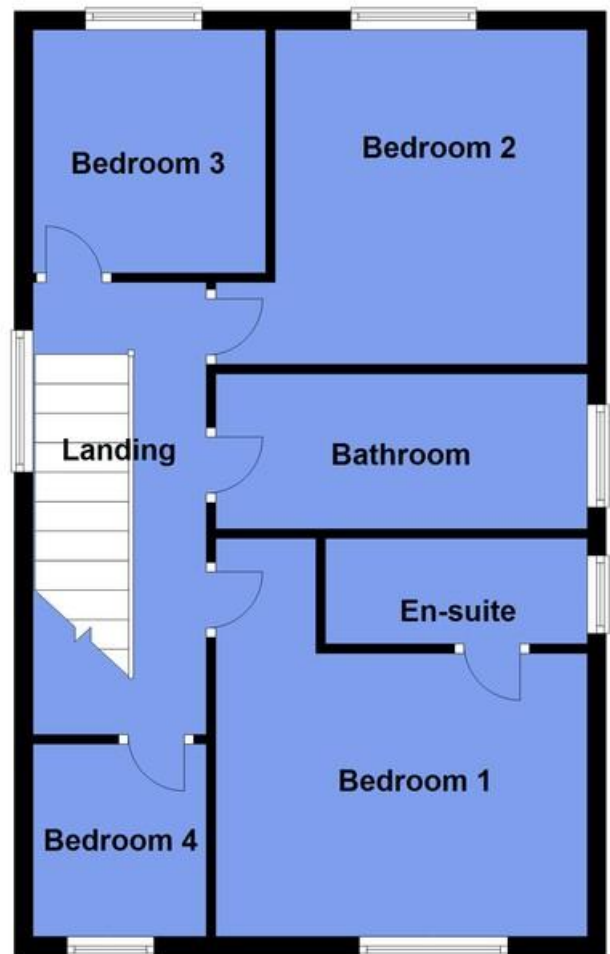
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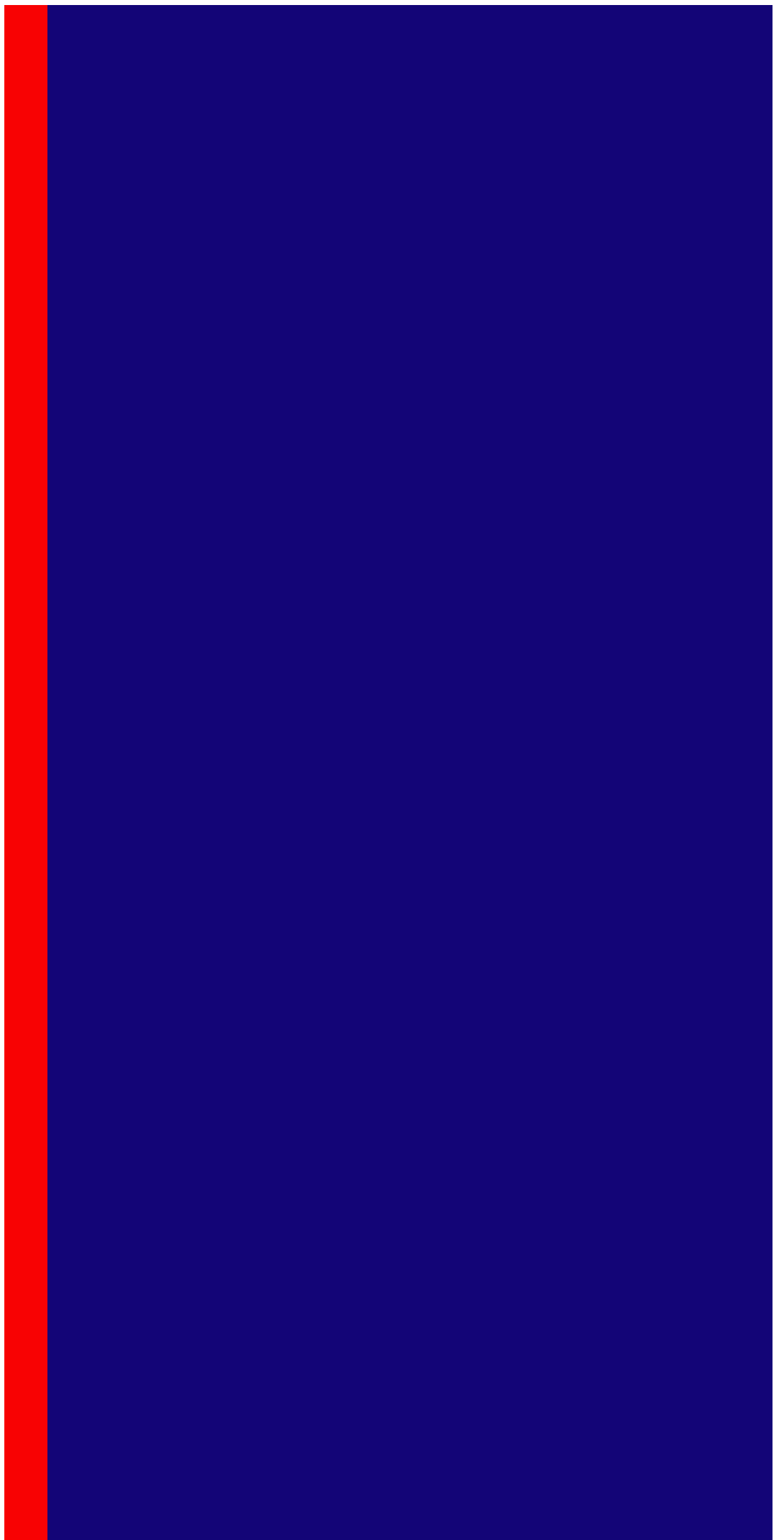
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