2 Nelson Court, Welton, Brough, East Yorkshire, HU15 1PT

£319,950

- Contemporary Detached
- Dining Kitchen
- Superlative Specification
- Garden and Garage
- Great Appeal
- Gated Community
- 4 Beds/3 Baths
- EPC = C
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 contemporary detached home has a fantastic specification. 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. The property is ideal for those looking to enjoy a modern home with spacious rooms, great appeal, high end specification and is easy to maintain both inside and out. At ground floor level there is an entrance hall with a beautiful wood detailed staircase leading to the first floor, downstairs WC, utility room and a stunning dining kitchen which spans the rear of the house with sleek fitted units, granite work surfaces and double doors leading out to the southerly facing garden. The main living room is situated upon the first floor and provides an elevated view to the front elevation and has a juliet style balcony. The master suite combines a bedroom with a dressing area plus an en-suite bathroom. To the second floor lies three further bedrooms, one being en-suite and 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 which has an integral garage and a southerly facing rear garden.

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 the cul-de-sac with its own private entrance from Common Lane via an automated sliding gate. 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 onto 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 aluminium framed contemporary double glazed door opens to:
**ENTRANCE HALLWAY**

A spacious hallway which leads through to the dining kitchen and has recessed downlighters to the ceiling, personal door through to the garage and a stunning wood detailed turning staircase with skirting lights leading up to the first floor. There is also a useful cloaks cupboard.

**WC**

With Laufen WC and wash hand basin, tiled surround and floor. Travertine tiled surround and floor.

**UTILITY ROOM**

5'5" x 5'3" (1.65m x 1.60m)

With double thickness granite work surfaces, designer circular wash hand basin, plumbing for automatic washing machine and space for further appliance. Tiling to the floor.
DINING KITCHEN
19'2" x 13'7" approx (5.84m x 4.14m approx)
Upon entering the dining kitchen you see through double doors and windows to the rear garden. The room has tiling to the floor, recessed downlighters to the ceiling, designer radiator, wall mounted TV point and the kitchen zone features a range of sleek high gloss fronted units complemented by granite surfaces and breakfast bar. The appliances include a Neff double oven, five ring gas hob with extractor hood above, dishwasher, wine cooler and under-counter one and a half sink with window overlooking the rear garden.

ALTERNATIVE VIEW

ALTERNATIVE VIEW

FIRST FLOOR
LANDING

With further attractive staircase leading up to the second floor with skirting lights.

LIVING ROOM

19'5" x 20'7" approx maximum measurements (5.92m x 6.27m approx maximum measurements)

This stunning room provides an elevated view through its first floor window and "juliet" style balcony with double doors and retaining glass balustrade. There are designer radiators and TV wall point.

ALTERNATIVE VIEW

MASTER BEDROOM
BEDROOM AREA
11'4" x 10'9" approx (3.45m x 3.28m approx)
With wall mounted TV point, cantilever style window to rear elevation.

DRESSING AREA
With fitted wardrobes and cupboards to one wall.

EN-SUITE
With suite comprising Laufen wash hand basin, concealed WC, bath with shower over and screen, tiled surround, travertine tiled floor, heated towel rail and recessed downlighters to ceiling.

SECOND FLOOR

LANDING
With tank cupboard situated off.

BEDROOM 2
12'6" x 10'5" approx (3.81m x 3.18m approx)
With a double velux style window.

EN-SUITE SHOWER ROOM
With suite comprising Laufen wash hand basin, low level WC, shower enclosure tiling to the walls and floor, heated towel rail.
**BEDROOM 3**

12'4" x 11'9" approx (3.76m x 3.58m approx)  
With velux style window to the front elevation.

**BEDROOM 4**

10'10 x 9'4" approx maximum measurements (3.30m x 2.84m approx maximum measurements)  
With double style velux window.

**BATHROOM**

With suite comprising Laufen wash hand basin, WC and bath with shower over and screen. Tiled surround, Travertine tiled floor, heated towel rail.
OUTSIDE

A driveway provides a parking space in front of the integral garage. There is also space on the private road for a further car. The garage measures approximately 20’ x 9’4” and has an up and over roller door and an internal door into the hallway.

The rear courtyard style garden enjoys a southerly facing aspect and has a lawn with patio area and beech hedging.

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 and floor plans provided are approximate and for guidance purposes only. 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.

TENURE

Freehold

COUNCIL TAX BAND

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

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.

STAMP DUTY REFORMS 4 DEC 2014

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band £0 - £125,000 0% £125,001 - £250,000 2% £250,001 - £925,000 5% £925,001 - £1,500,000 10% £1,500,001 and over 12% Should you have any queries please contact our office for clarification.

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Energy Efficiency Rating

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Not energy efficient - higher running costs

Environment Impact (CO2) Rating

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