



Primrose Lodge Church Lane, Atwick YO25 8DH
Offers Over £399,950

- Four double bedrooms
- Fantastic open plan living dining kitchen
- Two reception rooms
- Quiet village location
- Air sourced underfloor heating
- Very high specification
- Recently completed
- Help to Buy Available
- EPC:B

THE PROPERTY

Recently completed, a superb, modern, contemporary designed family home. Boasting four double bedrooms, two with en-suite shower rooms, the property has a beautiful layout with a stunning open plan living dining kitchen plus a further lounge. Situated in this quiet East Yorkshire coast village, the property has been meticulously designed to offer the very best of modern living.

With a very high specification, which includes underfloor air sourced heating, the property has a fantastic light and bright ambience with the reception rooms overlooking the rear garden.

LOCATION

Atwick is an attractive village and civil parish in Holderness in the East Riding of Yorkshire. The village is near the coast, and 2 miles (3.2 km) north of Hornsea on the B1242 road which leads North to Bridlington. The property is situated on Church Lane which leads directly off from Hornsea Road in the centre of the village.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

20'1" x 15'1" (6.12m x 4.60m)

A beautiful light and bright entrance hallway with windows to both ground and first floor level, bringing light into this wide and welcoming space. A modern composite front door has a frosted glass panel, stairs lead to the first floor accommodation with inset lighting and a modern chrome and wooden balustrade. Space downstairs for storage/study area, beautiful wooden plank style porcelain tiled flooring, and integral door into the garage.

DOWNSTAIRS CLOAKROOM

Close coupled WC and vanity with stone top and recessed hand wash basin. A continuation of the porcelain tiled floor.

LOUNGE

20'1" x 10'1" (6.12m x 3.07m)

A dual aspect room with window to the front elevation and bi-fold doors opening onto the rear garden.

OPEN PLAN LIVING DINING KITCHEN

35'10" x 17'5" (10.92m x 5.31m)

A stunning open plan living dining kitchen offering great flexibility of living space and with two sets of bi-fold doors opening onto the patio area of the rear garden, and further atrium skylight above. The beautiful bespoke kitchen has attractive dark grey fronts and contrasting stone worksurfaces with matching upstand and splashback. Curved centre island with inset stainless steel sink, further sink in the wall unit, integrated double oven, electric hob and extractor over. Integrated fridge freezer and dishwasher. Fabulous wooden plan style tiled flooring.

UTILITY ROOM

10'10" x 7'6" (3.30m x 2.29m)

Fitted units to match the kitchen, space and plumbing for washing machine and tumble drier, stainless steel sink unit, door to rear garden.

FIRST FLOOR

LANDING

Cupboard housing the hot water tank, heated by air source heat pump.

BEDROOM 1

17'6" x 11'6" (5.33m x 3.51m)

Positioned to the rear of the house with two windows to create a light and bright feel.

EN-SUITE SHOWER ROOM

With a three piece sanitary suite comprising close coupled WC, corner shower in enclosure and vanity hand wash basin. Porcelain tiled floor, window to the side elevation.

BEDROOM 2

21'4" x 10'1" (6.50m x 3.07m)

Window to the front, and two windows to the rear aspect.

EN-SUITE SHOWER ROOM

Close coupled WC, wall hung vanity hand wash basin and shower cubicle. Skylight in ceiling, porcelain tiled floor and chrome heated towel rail.

BEDROOM 3

17'8" x 9'10" (5.38m x 3.00m)

Window to the front and side aspects.

BEDROOM 4

10'6" x 10'9" (3.20m x 3.28m)

Window to the front elevation.

BATHROOM

Three piece sanitary suite comprising panelled bath with shower attachment, vanity hand wash basin and close coupled WC. Chrome heated towel rail and porcelain tiled floor.

OUTSIDE

The property is set back from Church Lane with a brick sett drive leading up to the garage and providing ample parking for at least three cars.

GARAGE

19'1" x 9'7" (5.82m x 2.92m)

Electric up & over door and integral door leading through into the entrance hall, supplied with light and power.

REAR GARDEN

A beautifully shaped stone flagged patio area has inset lighting and is accessed off the bi-fold doors from both the lounge and the open plan living dining kitchen. There is an area of lawn and the garden continues down the rear and side of the property.

SERVICES

Electricity and mains drainage are available or connected to the property.

CENTRAL HEATING

The property benefits from underfloor heating power by air source pump.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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