



Lowerdale, Elloughton, HU15 1SD  
£330,000

Philip  
**Bannister**  
Estate & Letting Agents

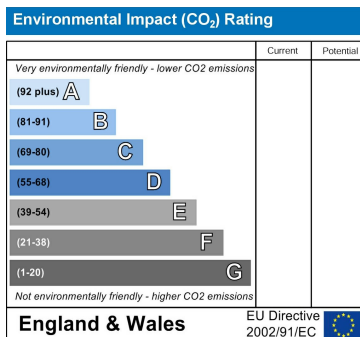
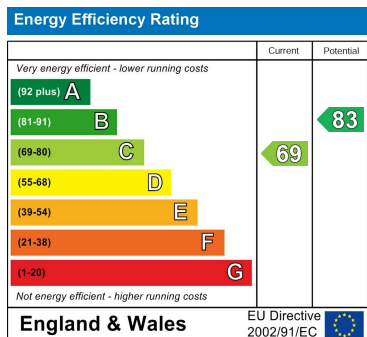


# Lowerdale, Elloughton, HU15 1SD

## Key Features

- Stunning Detached Home
- Private Rear Garden
- 4 Bedrooms
- Contemporary En-Suite
- Modern Bathroom
- 2 Reception Rooms
- Large Conservatory
- Fitted Kitchen With Granite Worktops
- Double Width Drive & Garage
- ER-D

A stunning 4 bedroom detached home located within this highly regarded residential location. The immaculately presented accommodation has been tastefully modernised with a neutral palette throughout and features a welcoming entrance hall which sits beneath a stunning galleried landing and a cloakroom/wc off, a fitted kitchen with a range style cooker, cozy living room with a feature fireplace and glazed doors opening to a dining room which in turn leads to a large conservatory. At first floor level there are 4 bedrooms with the master enjoying a modern en-suite in addition to a contemporary family bathroom. Gardens extend to the front and a driveway provides excellent off street parking and leads to the integral garage. The enclosed rear garden enjoys excellent privacy and is mainly lawned with a paved terrace.









## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property beneath an open porch, a solid oak door with a detail leaded window leads to this welcoming entrance hall which sits beneath an impressive galleried landing. A solid oak floor runs throughout and there is a feature arched recess

#### CLOAKROOM/WC

The cloakroom is fitted with a two piece suite comprising WC and wash basin with a low level tiled splashback. A continuation of the solid oak floor runs throughout

#### KITCHEN

8' + recess x 14'2 (2.44m + recess x 4.32m)

The contemporary fitted kitchen features a series of high gloss wall and base units mounted with granite work surfaces, moulded drainer with a recessed sink unit and a mixer tap. There are integral appliances which include a dishwasher, washing machine and a free standing Rangemaster cooker which sits beneath a chimney style extractor hood. A continuation of the solid oak floor runs throughout, there is a tiled splashback above the work surfaces, a window overlooks the rear garden and there is a door which leads to the side of the property

#### LIVING ROOM

15'10 + bay x 10'5 (4.83m + bay x 3.18m)

A spacious bay fronted reception room with a focal point being the marble fire surround, backplate and hearth with a living flame effect electric fire. The solid oak floor continues throughout and glazed double doors open to:

#### DINING ROOM

10'6 x 8'7 (3.20m x 2.62m)

This second reception room comfortably houses a 6 seater dining table, there is a continuation of the solid oak floor and glazed French doors open to:

#### CONSERVATORY

12'4 x 14'4 (3.76m x 4.37m)

The delightful conservatory is an excellent size and is constructed of uPVC above a brick base. There is a ceramic tiled floor throughout and French doors opening to the garden

### FIRST FLOOR

#### GALLERIED LANDING

A real feature of this beautiful property is the stunning galleried landing. There is access to all the accommodation at first floor level and there is a built-in airing cupboard

#### BEDROOM 1

10'4 x 11'1 (3.15m x 3.38m)

The master bedroom is of excellent proportions and features a window to the front elevation and en-suite facilities off

#### EN-SUITE

The modern en-suite is fitted with a three piece suite which comprises WC, vanity wash basin beneath a tiled splashback and a double width shower enclosure with "mermaid" boards and a remote operated Aqualisa shower. There is a tiled floor and a window to the side elevation

#### BEDROOM 2

10'5 x 8'10 (3.18m x 2.69m)

A double bedroom with a window to the rear elevation

#### BEDROOM 3

11' x 8'9 (3.35m x 2.67m)

A dormer style double bedroom with a built-in cupboard and a window to the front elevation

#### BEDROOM 4

7' x 10' (2.13m x 3.05m)

A generous fourth bedroom with a window to the rear elevation

#### BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed shower screen, tiled inset and a thermostatic shower over. A tiled floor runs throughout, there is a chrome heated towel rail and a window to the rear elevation

### OUTSIDE

#### FRONT

To the front of the property is a shaped lawn with herbaceous borders

#### REAR

The rear garden offers excellent privacy and is not overlooked. There is a large paved patio which extends from the property beyond the conservatory, a shaped lawn with planting beds and timber fencing to the perimeter

### DRIVE & GARAGE

A double width block paved driveway offers multiple parking facilities and leads to an integral garage. The garage features an up and over door, light and power supply

### 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 E. (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.

## VIEWINGS

Strictly by appointment with the sole agents.

## 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 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

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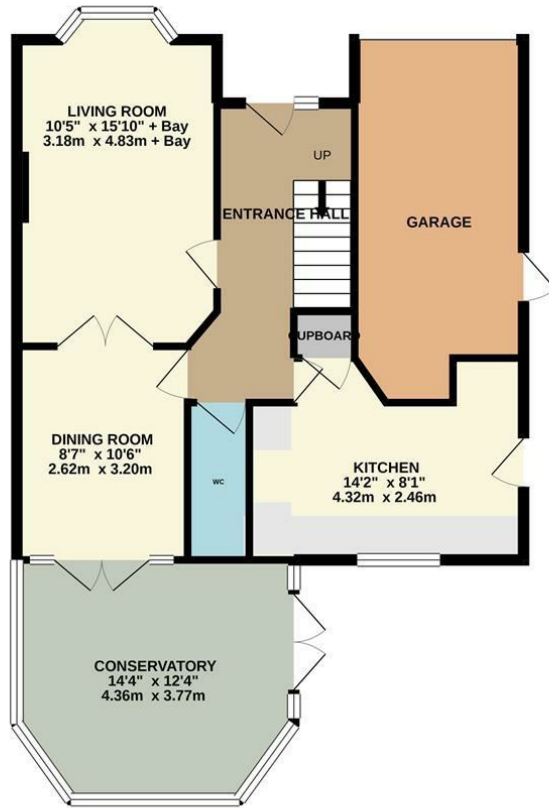
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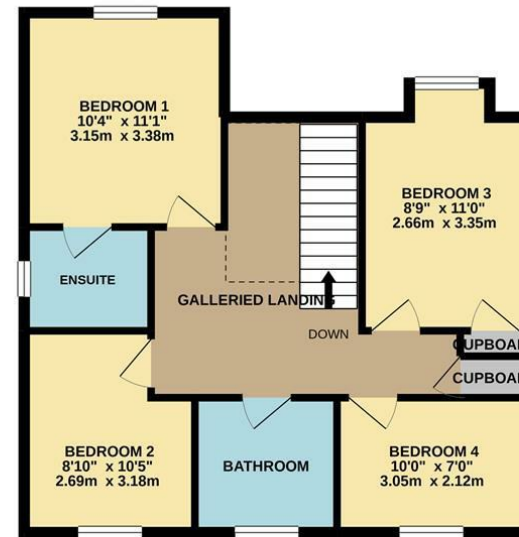




GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA: 1474 sq.ft. (137.0 sq.m.) approx.

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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