



Calthwaite Drive, Brough, HU15 1TG  
£330,000

Philip  
**Bannister**  
Estate & Letting Agents

# Calthwaite Drive, Brough, HU15 1TG

**SUBSTANTIAL DETACHED FAMILY HOME** - This impressive family home is arranged over three floors and provides immaculately presented and spacious accommodation. There are 5 excellent sized bedrooms 3 of which benefit from en-suite facilities in addition to a family bathroom. A large dual aspect living room has French doors opening to the rear garden, a second reception room offers excellent versatility, a beautifully fitted and well equipped modern breakfast kitchen opens to a conservatory at the rear. Outside there is a good sized rear garden that is mainly laid to lawn with raised borders, a side driveway at the front leads to a double length tandem garage.

## Key Features

- Spacious Family Home
- 5 Generous Bedrooms
- 3 En-Suites + Family Bathroom
- Beautifully Presented Throughout
- Modern Fitted Kitchen
- 2 Reception Rooms + Conservatory
- Double Length Garage
- Landscaped Rear Garden
- ER-C

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	81
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		









## ACCOMMODATION

The spacious family accommodation is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the front of the property through a residential door, the entrance hall features a staircase leading to the first floor with a cupboard beneath and there is a cloakroom/wc off

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is partial tiling and a window to the rear elevation

#### LIVING ROOM

19'7 x 11'7 (5.97m x 3.53m)

A generous dual aspect reception room with a feature fireplace housing an electric fire, marble hearth and backplate. There is a window to the front elevation and French doors opening to the rear

#### DINING ROOM

12'7 x 9'6 (3.84m x 2.90m)

Offering great flexibility as a second reception room, with a window to the front elevation

#### BREAKFAST KITCHEN

13'8 x 12'8 (4.17m x 3.86m)

A recently installed fitted kitchen featuring a series of modern wall and base units mounted with complementary work surfaces and matching splashbacks. A sink unit with a mixer tap is positioned beneath a window to the rear elevation, integral appliances include a dishwasher, range cooker and a matching extractor hood. There is space for an American fridge freezer, space for a breakfast table, a tiled floor and a door leading to:

## CONSERVATORY

19' x 8'2 (5.79m x 2.49m)

A great addition to the rear of the property overlooking the garden, constructed of brick beneath uPVC windows, there is an area for a table and chairs in addition to a utility space with plumbing for an automatic washing machine and dryer beneath fitted units. A ceramic tiled floor has partial underfloor heating, French doors open to the patio and a personnel door leads to the garage

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. A further staircase leads to the second floor

#### BEDROOM 1

13'10 x 11'10 (4.22m x 3.61m)

The master bedroom is of excellent proportions with two sets of fitted wardrobes, a window to the front elevation and en-suite facilities off

#### EN-SUITE

A beautifully appointed en-suite which has been recently fitted and includes a double walk-in shower with a thermostatic "rainfall" shower head, WC and wash basin mounted within a vanity unit. There are partially tiled walls and a window to the rear elevation

#### BEDROOM 2

14'6 x 12'8 (4.42m x 3.86m)

A second double bedroom with fitted wardrobes and a window to the rear elevation. There are en-suite facilities off:

#### EN-SUITE

Fitted with a three piece suite comprising WC,

pedestal wash basin and a shower cubicle. There is partial tiling and a window to the side elevation

#### BEDROOM 3

13' x 9'6 (3.96m x 2.90m)

A generous third bedroom with fitted wardrobes and a window to the front elevation

#### BATHROOM

This attractive bathroom is fitted with a three piece suite incorporating a WC, pedestal wash basin and a panelled bath with handheld mixer shower. There are partially tiled walls and a window to the rear elevation

### SECOND FLOOR

#### LANDING

With access to the accommodation at second floor level. There is a built in cupboard

#### BEDROOM 4

16'9 x 9'11 (5.11m x 3.02m)

A spacious bedroom which offers excellent versatility to be used as a home office, with an abundance of power sockets along one wall and a dormer style window to the front elevation

#### BEDROOM 5

16'9 x 9'10 (5.11m x 3.00m)

A further double bedroom with a dormer style window to the front elevation and en-suite facilities off

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a glazed shower cubicle with a thermostatic shower. There are partially tiled walls

### OUTSIDE







## FRONT

To the front of the property there is a small lawn area and a number of steps lead to the entrance door

## REAR

The rear garden has been delightfully landscaped and includes a patio area immediately to the rear and can be accessed via both sets of French doors from the living room and conservatory. There is a corner decking area with summerhouse and the remainder of the garden is lawned with a raised flowerbed and raised planters

## DRIVEWAY & GARAGE

A double length driveway allows off street parking and leads to a garage. The garage is a great size being a tandem double with up and over door, light and power supply. A personnel door provides access from the conservatory

## 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 F. (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.

Philip Bannister & Co.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 Philip Bannister & Co.Ltd has any authority to make

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

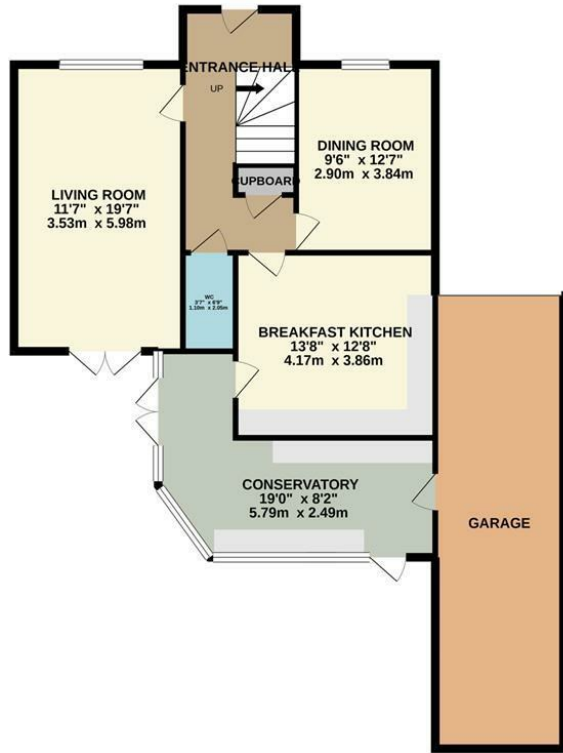








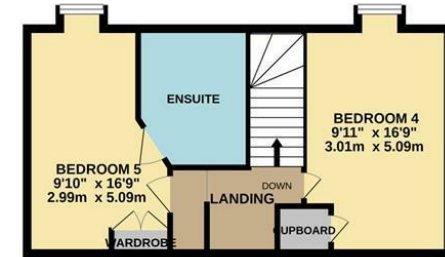
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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