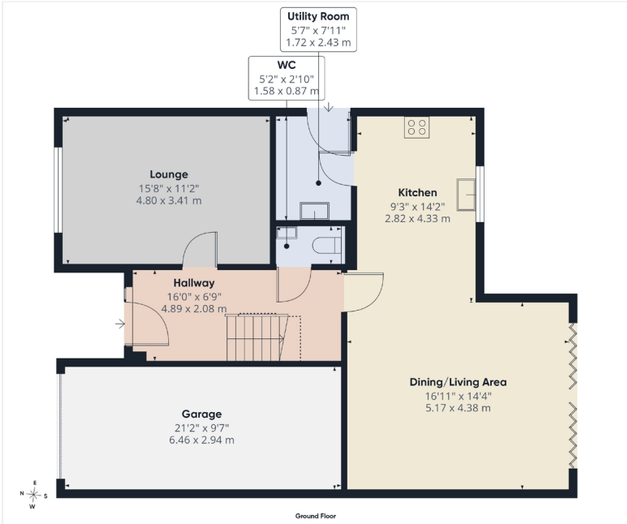
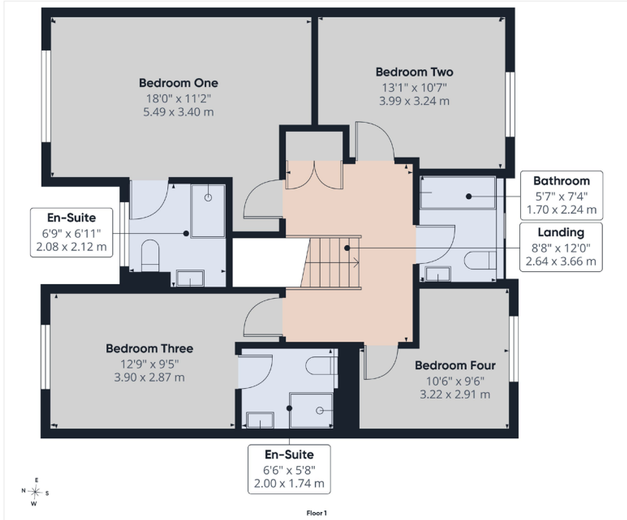












Guide Price £475,000

Bramble House, North Frodingham, YO25 8LJ

SERVICES
Air source heat pump. Mains water and electric.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'TBC'.

VIEWING
Strictly by appointment with the sole agents on 01377 241919.

FREE VALUATION
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.





56 Market Place, Driffield | 01377 241919 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Bramble House, Main Street, North Frodingham, YO25 8LJ

A brand-new, bespoke and exclusive detached property, offering contemporary design in a desirable rural village. Bramble House occupies a substantial plot and boasts spacious, light filled interiors, finished to an exceptional standard, with high quality fixtures and fittings throughout. The heart of the home is the open plan living/kitchen space which is flooded with nautral light and enjoys views over the garden. Nautral decor provides a sophisticated finish whilst offering buyers the perfect opportunity to personalise it and make it their own. Externally, this home continue to impress with a fantastic South facing garden enjoying a private and idyllic setting, perfect for entertaining friends and family. Further benefits include three bathrooms, an energy-efficient air source heat pump and an enviable village location, offering the perfect balance of peaceful rural living and modern convenience.

The property briefly comprises:- entrance hall, lounge, WC, open plan kitchen/dining/living area, utility room, first floor landing with two double bedrooms both with en-suites, a further two bedrooms and family bathroom, a substantial rear garden, integral garage and off street parking.

LOCATION

North Frodingham is a typical village community that stretches along either side of the B1249 between Beeford, (approximately 2.5 miles) and Driffield. Well placed for access to the East Yorkshire Coast, the village is also within comfortable commuting distance of the city of Hull and the historic town of Beverley. Within the village, there is a public house, active village hall, mechanic and primary school. Additional facilities are readily available in the nearby villages of Beeford and Brandesburton including a GP practice and surgery in Beeford.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALL- 16’0 (4.89m) x 6’9 (2.08m)
Door to the front aspect, stairs leading to the first floor landing, herringbone LVT flooring with underfloor heating and power points.

WC- 5’2 (1.72m) x 2’10 (0.87m)
Inset spotlights, partially tiled walls, low flush WC, sink with vanity unit and mixer tap and herringbone LVT flooring with underfloor heating.

LOUNGE- 15’8 (4.80m) x 11’2 (3.41m)
Spacious living area with window to the front aspect, inset spotlights, fitted carpets with underfloor heating, telephone point and power points.

KITCHEN- 9’3 (2.82m) x 14’2 (4.33m)
Modern kitchen with window to the rear aspect, inset spotlights, a range of wall and base units with separate breakfast bar area, inset sink, integrated pull out kitchen bin, integrated dishwasher, integrated fridge/freezer, built in oven and microwave, electric hob, extractor hood, herringbone LVT flooring with underfloor heating and power points. The kitchen opens up into:

OPEN PLAN DINING/LIVING AREA- 16’11 (5.17m) x 14’4 (4.38m)
A sizeable open plan space with Bi-Folding doors to the rear aspect over looking the garden, inset spotlights, herringbone LVT flooring with underfloor heating annd power points.

UTILITY ROOM- 5’7 (1.72m) x 7’11 (2.43m)
Door to the side aspect, base units with worktop, inset sink, plumbing for washing machine, space for dryer, herringbone LVT flooring with underfloor heating, extractor fan and power points.

FIRST FLOOR LANDING
Built in storage cupboard, fitted carpets, radiator and power points.

BEDROOM ONE- 18’0 (5.49m) x 11’2 (3.40m)
Large primary bedroom with window to the front aspect, fitted carpets, radiator, telephone point and power points.

EN-SUITE- 6’9 (2.08m) x 6’11 (2.12m)
Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, tiled splash back and mxier tap, fully tiled shower cubicle, wall mounted mirror with LED lighting, herringbone LVT flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13’1 (3.99m) x 10’7 (3.24m)
Another double bedroom with window to the front aspect, fitted carpets, radiator, telephone point and power points.

EN-SUITE- 6’6 (2.00m) x 5’8 (1.74m)
Inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, tiled splash back and mxier tap, fully tiled shower cubicle, wall mounted mirror with LED lighting, herringbone LVT flooring, heated towel rail and extractor fan.

BEDROOM THREE- 12’9 (3.90m) x 9’5 (2.87m)
Window to the rear aspect, fitted carpets, radiator, telephone point and power points.

BEDROOM FOUR- 10’6 (3.22m) x 9’6 (2.91m)
Window to the rear aspect, fitted carpets, radiator, telephone point and power points.

BATHROOM- 5’7 (1.70m) x 7’4 (2.24m)
Opaque window to the rear aspect, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit tiled splash back and mixer tap, bath with over head shower with glass shower screen, wall mounted mirror with LED lighting, herringbone LVT flooring, heated towel rail and extractor fan.

GARDEN
Sizeable South facing garden which is a blank canvas and enjoys a large patio area to the immediate rear, laid with lawn, planted trees and shrubs with timber fencing.

GARAGE- 21’2 (6.46m) x 9’7 (2.94m)
Electric roller door, water tank, power and lighting.

PARKING
Paved driveway to the front with space for multiple cars.



