



Quick & Clarke

PROPERTY SPECIALISTS

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk



2 Carr Lane, Willerby HU10 6JW
Guide Price £450,000

- Beautiful four bedroom family house
- Open plan living/dining kitchen
- Southerly facing rear garden with porcelain patio
- Fabulous bespoke kitchen
- Fitted wardrobes to all bedrooms
- En-suite to master bedroom
- Off-street parking & garage
- EPC Rating: E
- Council Tax Band: E

This stunning family home boasts custom carpentry throughout, including the entrance hall, wardrobes to all bedrooms, and a impressive open-plan living, dining, and kitchen area featuring a log burning stove and views over the garden.

Set on a generous plot with a large, south-facing rear garden, the property has been substantially enhanced to offer bright, light-filled spaces with exceptionally proportioned rooms. Outside, the home is balanced by extensive off-street parking and a garage.

Conveniently located for local schools and shops, early viewing is highly recommended.

LOCATION

The property occupies a generously sized plot which benefits greatly from its Southerly aspect to the rear. Situated on the Western end of Carr Lane, close to Willerby Square, the property not only is conveniently close to Wolfreton School but also the amenities of Willerby Square and Willerby retail park.

GROUND FLOOR

ENTRANCE PORCH

5'10" x 4'8" (1.78m x 1.42m)
A useful extension to the front of the property with uPVC glass panelled door and windows to either side. Attractive black and white tiled floor.

ENTRANCE HALL

16'3" x 7'1" (4.95m x 2.16m)
A light, bright and generously sized entrance hall having the original timber front door with ornate stained glass panel, fitted furniture includes a large number of cupboards for coats and shoes and there is also an oak topped bench and coat hooks. Oak style flooring, stairs to the first floor with storage cupboard under and an enamelled radiator.

LIVING ROOM

14' into bay x 10'6" (4.27m into bay x 3.20m)
A well proportioned room with bay window to the front elevation and with built-in seating.

OPEN PLAN LIVING/DINING KITCHEN

20'7" x 16' into bay (6.27m x 4.88m into bay)
The true heart of this home is the light-filled, south-facing living/dining kitchen. Arranged in a versatile L-shape with ample room for both lounge and dining furniture, the living area centers around a cozy wood-burning stove flanked by windows to either side.

The kitchen itself features an extensive range of wall and base units complemented by quartz work surfaces, a matching central island, and stylish tile splashbacks. Integrated appliances include an electric hob with extractor, oven, grill, and microwave, alongside space for an American-style fridge freezer. A lovely bay window with built-in seating and the oak flooring seamlessly flows into the light-filled dining space.

Enjoying triple-aspect views, the dining area features two enamelled radiators and French doors opening directly onto a south-facing porcelain patio, perfect for indoor-outdoor entertaining.

UTILITY ROOM

3'1" x 4'7" (0.94m x 1.40m)
Built-in wall and base storage units, space and plumbing for washing machine and tumble dryer, uPVC door opening onto the driveway and cupboard housing the hot water cylinder.

CLOAKROOM

4'7" x 3'8" (1.40m x 1.12m)
Two piece sanitary suite comprising close coupled w.c., counter top hand wash basin set on vanity unit with storage under, chrome heated towel radiator and window.

FIRST FLOOR

LANDING

Access to loft and window to the front elevation.

MASTER BEDROOM

12'1" maximum x 11'2" to wardrobes (3.68m maximum x 3.40m to wardrobes)
Situating to the rear of the property and with bay window overlooking the garden and wardrobes encompassing one whole wall. Wood panelling behind the bed.

EN-SUITE SHOWER ROOM

9'6" x 4'11" (2.90m x 1.50m)
Three piece sanitary suite comprising walk-in shower enclosure, close coupled w.c., counter top hand wash basin set on vanity unit and tiled walls.

BEDROOM 2

12' x 10'11" (3.66m x 3.33m)
Built-in wardrobes and window to the rear elevation.

BEDROOM 3

10'10" x 10'3" (3.30m x 3.12m)
Two windows to the side elevation and built-in wardrobe.

BEDROOM 4

10'10" x 7' (3.30m x 2.13m)
Built-in wardrobes and window to the side elevation.

BATHROOM

9'9" x 9' (2.97m x 2.74m)
A stunning bathroom having a four piece sanitary suite comprising freestanding roll top slipper bath, close coupled w.c., counter top hand wash basin set on vanity unit with storage and large walk-in shower. Fully tiled walls and window to the front elevation.

OUTSIDE

Set well back from the road behind a high privacy hedge, the front garden has been neatly finished with stone chippings to provide extensive parking for at least four vehicles, leading down the side to the garage.

The south-facing rear garden can be accessed at both sides of the house via timber gates and has been beautifully landscaped. A modern porcelain tiled patio extends directly from the living/dining kitchen, complete with a matching pathway that leads to a covered corner seating area—ideal for outdoor dining. Beyond the main lawn, a separate fenced section finished with bark chippings creates a dedicated children’s play area.

The garage benefits from power, lighting, and a side window overlooking the garden.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . 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. Made with Metropix ©2025.