



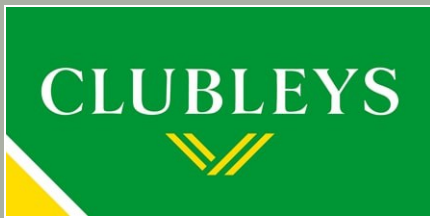
20, Chatsworth Drive,
Elloughton, HU15 1LS
£365,000



Located in the popular village of Elloughton this good sized family home on Chatsworth Drive has four spacious bedrooms, master ensuite and family bathroom to the second floor. The well appointed reception room provides ample room for relaxation and entertaining. With an additional study room, open plan dining kitchen, cloakroom and utility room to the ground floor, making this an ideal home for families or those seeking extra space for guests. Outside there are gardens to the front, side and rear, driveway providing off street parking and a single detached garage.

The location itself is a significant draw, offering a peaceful residential atmosphere while still being close to local amenities, schools, and transport links.

Tenure - Freehold
Tax Band - E
EPC - B



Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite door leads into the spacious entrance hall with stairs off to the first floor.

CLOAKROOM

Modern suite comprising of concealed WC and pedestal hand basin. Contemporary tiling to the walls and floor. Recessed spotlights to the ceiling and extractor fan.

LIVING ROOM

5.25m x 3.40m (17'2" x 11'1")

Located to the front of the property this generous in size room offers versatile family living.

STUDY

2.80m x 2.11m (9'2" x 6'11")

Located to the front of the property.

DINING KITCHEN

7.86m x 3.35m (25'9" x 10'11")

This high quality contemporary open plan kitchen offers fantastic living space with room for both a large dining table and additional seating. Briefly comprising of a good range of high gloss wall and floor units with complimentary work surfaces incorporating sink unit, electric oven, four ring gas hob with chimney extractor over, integrated fridge freezer and dish washer. Contemporary tiling to the floor and part tiling to the walls. Patio doors lead into the rear garden and a further door into..

UTILITY ROOM

2.11m x 1.57m (6'11" x 5'1")

Having a good range of wall and floor units with complimentary work surface, stainless steel sink unit, space for washing machine and tumble dryer. Contemporary tiling to the floor and external door to the side.

FIRST FLOOR

LANDING

Having a hatch to the loft and a deep recessed cupboard housing hot water tank.

MASTER BEDROOM

3.80m x 3.43m (12'5" x 11'3")

Generous sized bedroom to the front of the property. Door into..

EN SUITE

Contemporary suite comprising of large shower cubicle, wall mounted hand basin and concealed WC. Modern tiling to the walls and floor. Recessed spotlights to the ceiling and extractor fan.

BEDROOM TWO

3.81m x 3.12m plus recess (12'5" x 10'2" plus recess)

To the front of the property, a lovely sized double room with over stairs storage cupboard.

BEDROOM THREE

3.35m x 2.89m (10'11" x 9'5")

Double room to the rear of the property.

BEDROOM FOUR

3.05m x 2.55m (10'0" x 8'4")

Double room to the rear of the property.

FAMILY BATHROOM

2.18m x 1.68m (7'1" x 5'6")

Modern suite comprising of panelled bath with shower over, wall mounted hand basin and concealed WC. Stylish tiling to the walls and floor, recessed spotlights to the ceiling and extractor fan.

OUTSIDE

The front and side of the property are laid to lawn with decorative hedging. A block paved driveway leads to the garage with up and over door. Power and Light. Side access gate into the rear garden laid mainly to lawn with patio area. Mature planting and personnel door into the garage.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

SERVICES

Mains water, drainage and electricity are connected to the property.

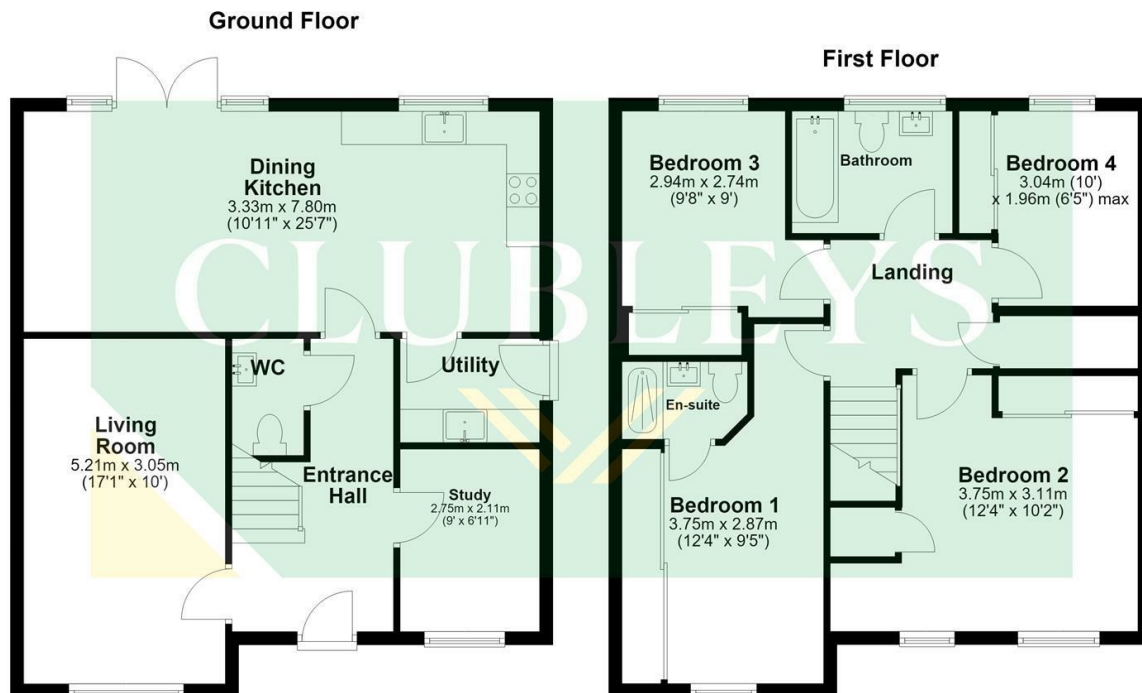
APPLIANCES

No appliances have been tested by the agent.

FLOORPLAN/MEASUREMENTS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.





AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

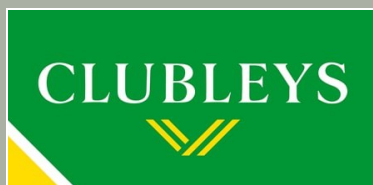
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.