



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

 Philip
Bannister

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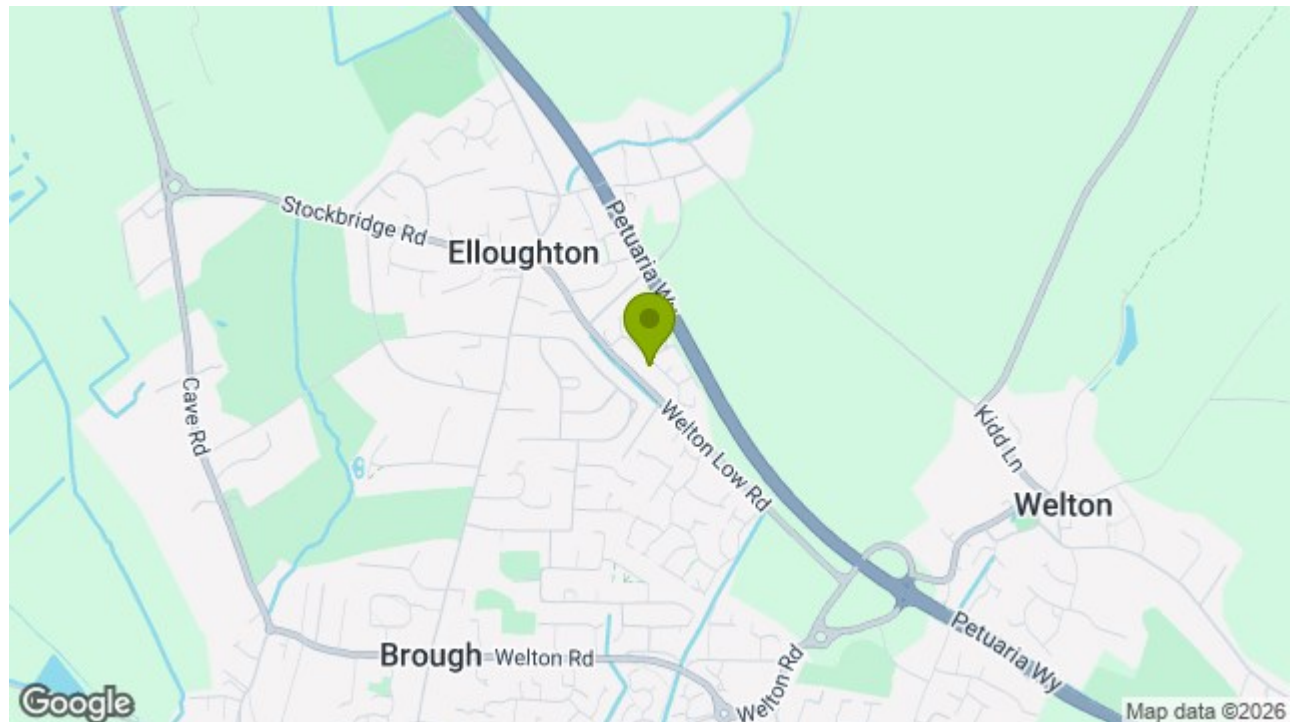
Key Features

- Fabulous Four-Bedroom Detached Family Home
- Highly Desirable Residential Development
- Spacious Lounge And Versatile Study
- Impressive Full-Width Dining Kitchen
- Four Generous Bedrooms With En-Suite To Bedroom 1
- South Westerly Rear Garden
- Driveway, EV Charging And Garage
- Excellent Local Primary And Secondary Schools
- EPC = B
- Council Tax = E

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	

This fabulous four-bedroom detached family home occupies a desirable position within a highly regarded development and offers an impressive range of well-proportioned accommodation. Ideally located for access to a selection of excellent local primary and secondary schools, the ground floor comprises a welcoming entrance hall, convenient cloakroom/WC, spacious lounge, versatile study and an impressive full-width dining kitchen. The kitchen is fitted with a range of integral appliances and features French doors opening directly onto the rear garden, complemented by a separate utility room.

To the first floor are four generously sized bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family bathroom. Externally, the property benefits from attractive gardens to both the front and rear, with the rear benefitting from a south westerly aspect, a side driveway providing ample off-road parking and an EV charging point, together with a garage, making this an ideal family home.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a composite entrance door, the hallway features a staircase leading to the first floor with a useful storage cupboard beneath. There is a wood effect tiled floor and access to the accommodation at ground floor level.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is partial wall tiling and a continuation of the wood effect tiled floor.

LOUNGE

A spacious reception room with ample room for a living room suite. There is a window to the front elevation.

STUDY

A second reception room which offers great versatility and could be utilised as a study, snug or childrens playroom.

DINING KITCHEN

The spacious dining kitchen spans the full width of the property to the rear and features a range of wall and base units, complemented by contrasting work surfaces and matching upstands. A comprehensive range of appliances includes a double oven, hob, extractor hood, fridge freezer and dishwasher. To the opposite end of the kitchen, there is ample space for a dining table and chairs, with French doors providing access to the rear garden. The wood effect tiled floor continues throughout.

UTILITY ROOM

A useful space with matching units to those of the kitchen. There is a stainless steel sink unit and space for an automatic washing machine. There is a door to the side and a continuation of the tiled floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large built-in airing cupboard.

BEDROOM 1

A spacious double bedroom with fitted wardrobes and a window to the front elevation.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure with a thermostatic shower and tiled inset. There are partially tiled walls and a tiled floor.

BEDROOM 2

A second good sized double bedroom with fitted wardrobes, a built-in storage cupboard and two windows to the front elevation.

BEDROOM 3

A further double bedroom with a window to the rear.

BEDROOM 4

An excellent sized fourth bedroom with a window to the rear.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a glazed screen, thermostatic shower and tiling. There is floor tiling and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a small garden area with privacy hedging and a footpath leading to the entrance door.

REAR

The rear garden is mainly laid to lawn and enjoys a south westerly aspect. There is a patio area adjoining the property, timber fencing and a footpath with gated access to the driveway.

DRIVEWAY & GARAGE

A block paved driveway provides off street parking to the side of the property and includes EV charging facilities. At the end of the driveway there is a garage with up and over door, light and power. A personnel door leads from the garden.

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.

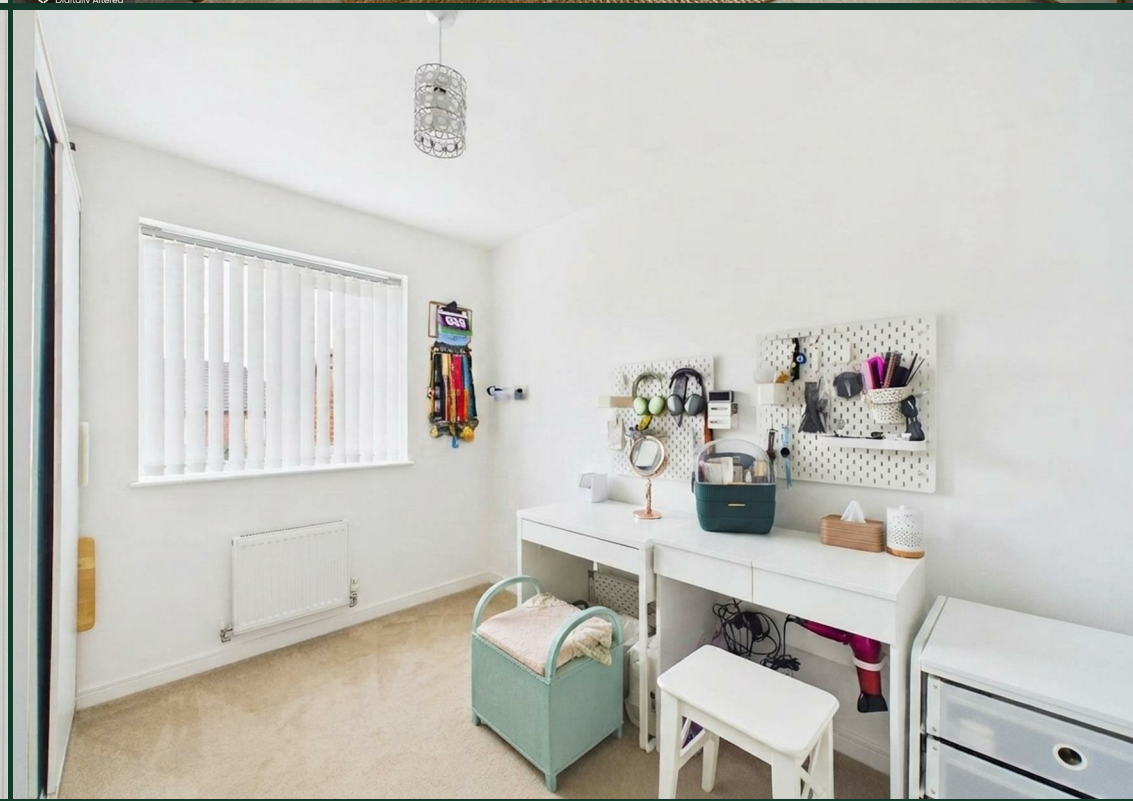
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold, it is however subject to an Estate Charge and associated costs.





VIEWINGS.

Strictly by appointment with the sole agents.

PHOTOGRAPH DISCLAIMER

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

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 in-house 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.

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 or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT 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: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area^m
1311 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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