



28 Plantation Drive, South Cave
£250,000

UPGRADED DETACHED HOME - Offering 3 Bedroom accommodation, no expense has been spared creating this fabulous property

INTRODUCTION

This fabulous 3 Bedroom home has been expertly enhanced and improved by its current owners and now offers a flexible range of desirable living accommodation. The property features an Entrance Porch, Reception Hall, Living Room, Bathroom and Living Kitchen to the ground floor. At first floor level there are 3 Bedrooms and a WC. Outside there are gardens to the front and rear, a side driveway provides excellent parking facilities and leads to a garage

LOCATION

The highly popular village of South Cave is ideally located off the A63/M62 motorway link, approximately twelve miles to the West of Hull. The village has an array of local shops, a primary school, leisure facilities and local eateries. A main line train station is located at Brough, approximately two miles from the village centre.

ACCOMMODATION

The extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property and forming part of the ground floor extension. An internal door leads to:

RECEPTION HALL 10'5 x 8'5 (3.18m x 2.57m)

A welcoming and flexible space featuring a fitted bookcase, opening to the Living Room and inner Hallway

LIVING ROOM 13'1 x 10'4 (3.99m x 3.15m)

The fabulous Living Room with a bay window to the front elevation, a recessed fireplace houses log burning stove, there is the staircase leading to the first floor which has fitted storage cupboards beneath

BATHROOM 9'7 x 5'5 (2.92m x 1.65m)

An attractive Bathroom fitted with a three piece suite incorporating a WC and wash basin mounted within a vanity storage unit having a marble worktop, the panelled bath features a thermostatic shower above with glazed folding shower screen, "schoolhouse" radiator, wall mounted mirror, overhead storage and a tiled flooring

LIVING KITCHEN 9'1 x 20'3 (2.77m x 6.17m)

Positioned to the rear of the property, this spacious Living Kitchen comprises a range of bespoke wall and base units mounted with complimentary wooden work surface, composite sink unit and a tiled splashback. There are integrated appliances which include a 'Neff' double oven, four ring gas hob beneath chimney style extractor hood, slimline dishwasher and fridge freezer. The sitting area has ample room for a dining suite and/or sofa. The room is finished with a tiled floor, recessed spotlights and double doors opening to the rear garden

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A useful cupboard is built-in allowing for excellent storage

WC

The WC comprises modern two piece suite with WC and vanity wash basin mounted above a storage unit. There are partially tiled walls and a tiled floor

BEDROOM 1 9'11 x 9'2 + Wardrobes (3.02m x 2.79m +Wardrobes)

This double Bedroom features a wall of fitted wardrobes with sliding fronts. There is a window to the rear elevation

BEDROOM 2 9'2 x 8'9 + Wardrobes (2.79m x 2.67m +Wardrobes)

A further double Bedroom with a wall of fitted wardrobes having sliding fronts. There is a window to the front elevation

BEDROOM 3 9'7 x 7'2 (2.92m x 2.18m)

Positioned to the side of the property with a window to the elevation, this third bedroom is of excellent proportions

OUTSIDE

FRONT

To the front of the property there is a shaped lawn with block paving to the edge and planting beds to the front perimeter.

REAR



The landscaped rear garden has been designed for relatively easy maintenance with a flagstone patio and raised beds with railway sleepers to the perimeter. A further raised patio is positioned to the side of the garden and leads to a side gate

GARAGE & DRIVEWAY

The driveway is positioned to the side of the property and provides excellent off street parking provisions. The driveway leads to a brick built garage with up and over door to the front and personnel door from the rear garden. There is power and light within the garage

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 PVCu double glazed frames

COUNCIL TAX - The property lies within Band C (East Riding Of Yorkshire Council)

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.

AGENTS NOTE - The agents 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.

VIEWING

Strictly by appointment with the sole agents

MORTGAGES

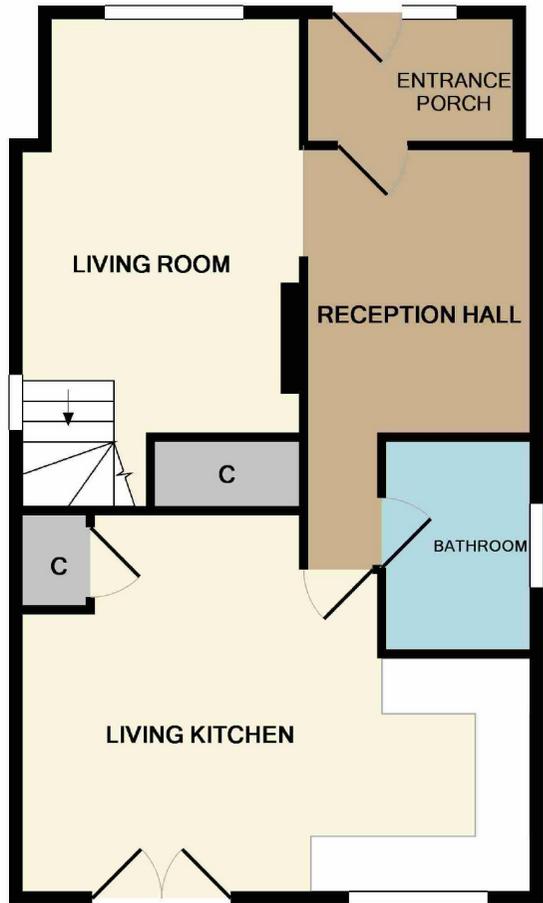
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

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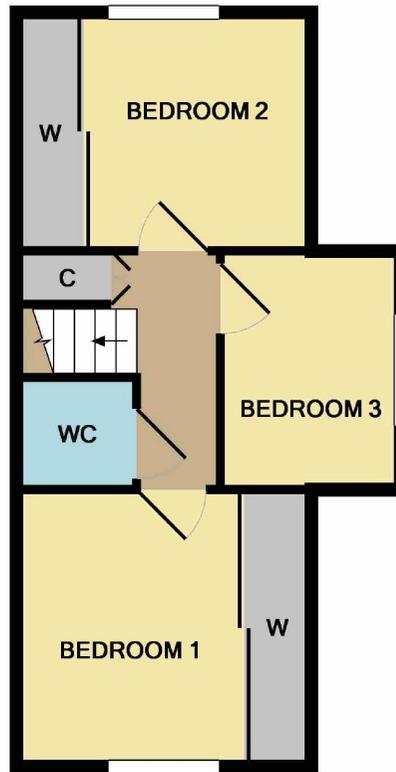
THINKING OF SELLING?

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.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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