



26 Longleat Avenue, Elloughton

£280,000

## **STUNNING MODERN HOME - This outstanding 4 Bedroom home offers well planned accommodation**

### **INTRODUCTION**

This expertly designed home is well positioned within a sought after modern development. The fabulous accommodation is immaculately presented throughout and features an array of upgrades from its original build. At ground floor level there is a welcoming Entrance Hall with Cloakroom/WC facilities off, a stunning Dining Kitchen to the front of the property and a Living Room features French Doors opening to the rear garden. At first floor level there are 4 excellent sized Bedrooms with the master benefitting from En-Suite facilities in addition to the house Bathroom. Outside there is a double width driveway leading to an integral garage. The rear landscaped garden is well maintained with lawns and two patio areas

### **LOCATION**

The property is located on the popular 'Centurion Fields' development which is

positioned off Welton Low road in the sought after village of Elloughton. Ideally placed for access to both Hull City Centre and the A63/ M62 motorway lying approximately ten miles to the West of Hull. The village has a local primary school and is served by a variety of local shops with a Morrisons Supermarket and a main line train station with Inter City service located in Brough, only a short driving distance away. Leisure facilities abound with two Golf Clubs in close proximity, Ionians Rugby Club within the village boundary, and many accessible country walks including Brantingham Dale and the Wolds Way.

### **ACCOMMODATION**

The accommodation is arranged over two floors and comprises:

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

##### **CLOAKROOM/WC**

Fitted with a two piece white suite comprising WC with concealed cistern and tiling, a

pedestal wash basin sits beneath a tiled splashback and there is a continuation of the Amtico flooring

##### **DINING KITCHEN 15'3 x 8'6 (4.65m x 2.59m)**

This stunning Dining Kitchen is fitted with a comprehensive range of high-quality wall and base unit mounted with contrasting work surfaces and ceramic tiled splashback. There is a 1 1/2 bowl ceramic sink unit with mixer tap, integrated "Zanussi" appliances include a double oven, 4 ring electric hob sits beneath a stainless steel extractor hood, fridge freezer and dishwasher. There is a continuation of the Amtico flooring, chrome finished recessed spotlights and bay window to front elevation

##### **LIVING ROOM 15'6 x 10'6 (4.72m x 3.20m)**

Located towards the rear of the property and enjoying French Doors opening to the garden, there is a continuation of the Amtico flooring and a featured stone wall

#### **FIRST FLOOR**

##### **LANDING**



With cupboard housing water cylinder and further built in cupboard above the stairwell. The landing also provides access to the accommodation at first floor level

### **BEDROOM 1 9'11 x 15'5 (3.02m x 4.70m)**

The spacious Master Bedroom suite offers ample space for a king size bed, there is mirror fronted fitted wardrobes and En-Suite facilities off

### **EN-SUITE 9'11 x 3'9 (3.02m x 1.14m)**

This well appointed En-Suite features a three piece suite comprising WC with concealed cistern, pedestal wash basin and a double width walk-in shower cubicle with thermostatic shower and upgraded tiled walls. There are tiled floors to match the tiled walls and a chrome heated towel rail

### **BEDROOM 2 8'5 x 14'1 (2.57m x 4.29m)**

A second double Bedroom with mirror fronted fitted wardrobes and a window to the rear elevation

### **BEDROOM 3 8'5 x 11'9 (2.57m x 3.58m)**

A further Bedroom of double proportions with a window to the front elevation

### **BEDROOM 4 6'8 x 8'5 (2.03m x 2.57m)**

This single Bedroom is still of excellent proportions with a window to the rear elevation

### **BATHROOM 6'8 x 6'2 (2.03m x 1.88m)**

A stylish Bathroom fitted with a three piece suite comprising WC with concealed cistern, wall mounted wash basin and panelled bath with thermostatic shower unit and glazed shower screen, finished with upgraded ceramic tiling, recessed spotlights and window

with privacy glass

## **OUTSIDE**

### **FRONT**

To the front of the property there is a lawned garden with block paved pathway leading to the property. A brick-sett driveway allows for off street vehicular parking and leads to the integral garage

### **REAR**

At the rear of the property there is a well maintained landscaped garden which features a block paved patio adjoining the property with stepping-stones leading to a further patio beneath a pergola. There is an excellent lawn and fencing to the perimeter

### **GARAGE**

The integral garage features an up and over door to the front, light and power, single door opening to the rear of the property

## **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 D (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.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. 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 Licenced 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.

## **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.

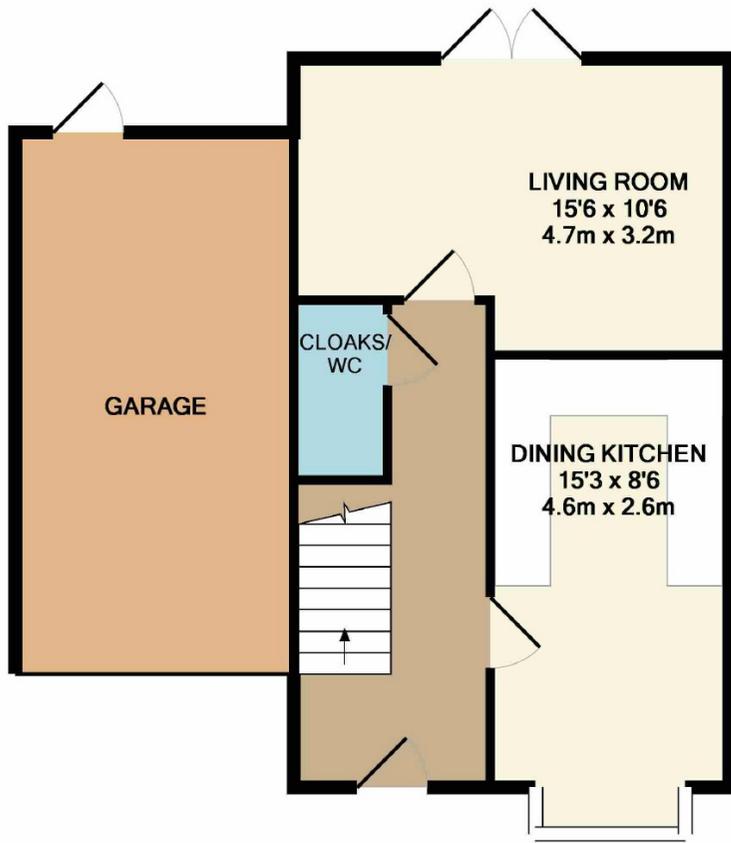
## **AGENT NOTES**

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans

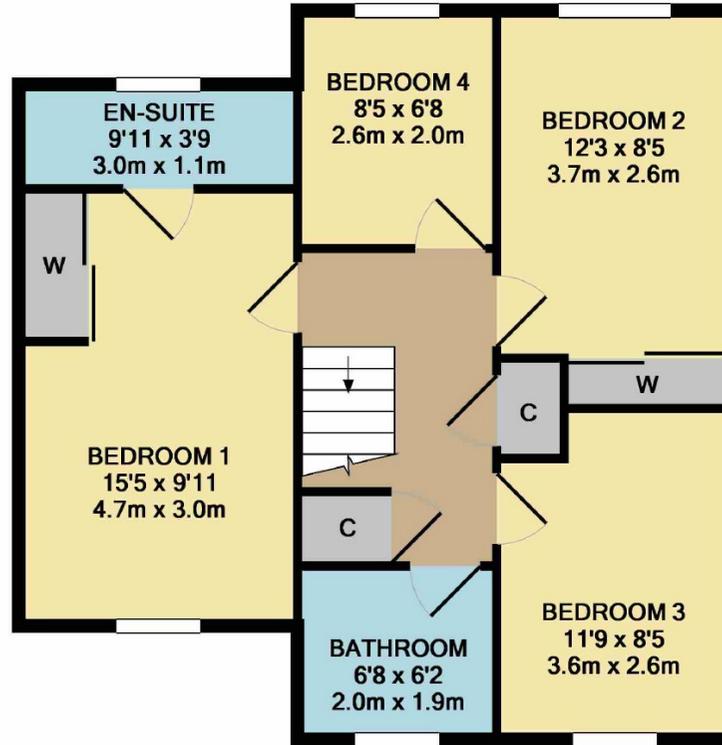
detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





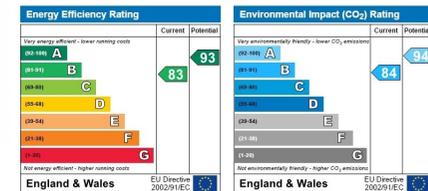


GROUND FLOOR



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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