



Carlton, Elloughton, HU15 1FF  
£550,000

  
**Philip  
Bannister**  
Estate & Letting Agents

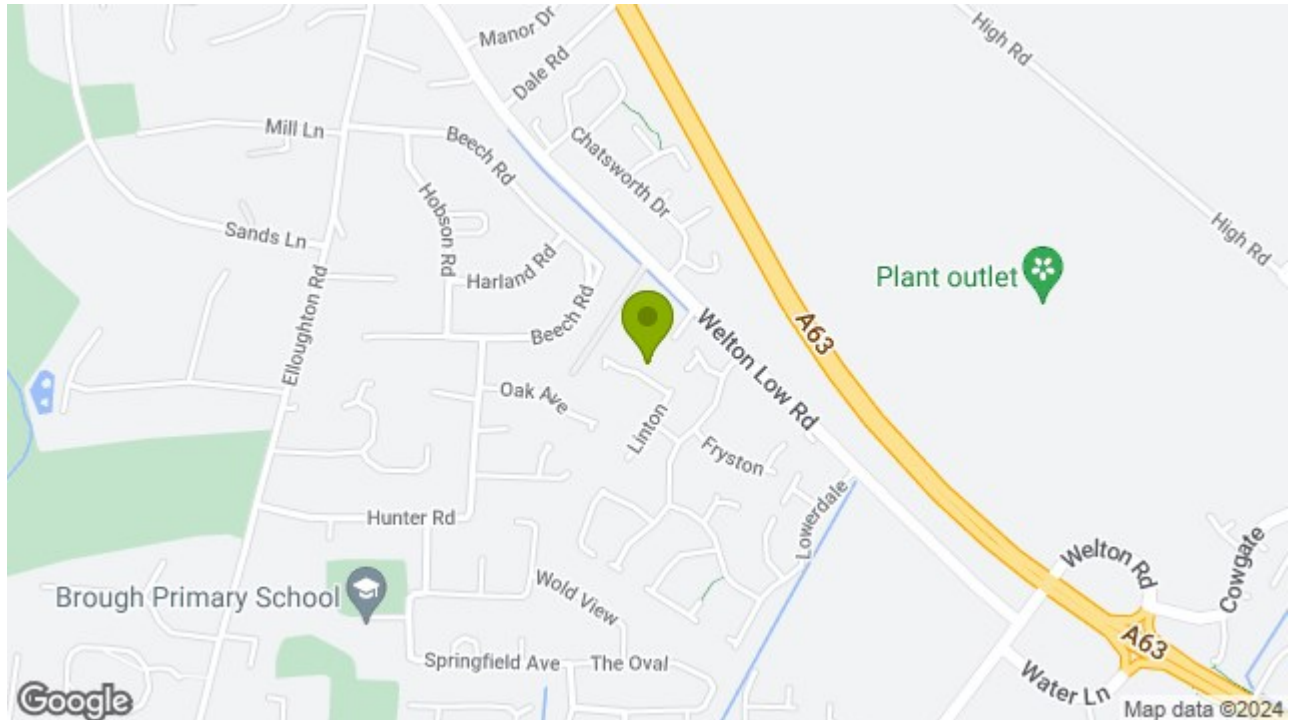
# Carlton, Elloughton, HU15 1FF

## Key Features

- OFFERED UNFURNISHED
- 5 Bedroom Detached Residence
- Exclusive Cul-De-Sac Location
- 3 Reception Rooms + Conservatory
- Open Plan Dining Kitchen
- 2 En-Suites + Family Bathroom
- Driveway & Double Garage
- Front & Rear Garden
- ER-C

This 5-bedroom detached home is nestled within an exclusive cul-de-sac of similar executive properties. Boasting a well-thought-out design that caters perfectly to family needs, this residence welcomes you with an impressive entrance hall. A spacious living room features an inviting inglenook fireplace, while the open-plan dining kitchen is a hub of the home. Additional highlights include a versatile day room, a dedicated office space, a sunlit conservatory, a convenient utility room, and a cloakroom/wc . Upstairs, the property continues to impress with 5 generously sized fitted bedrooms, including a master bedroom with its own en-suite, and a second bedroom also enjoying the luxury of an en-suite. The family bathroom is fitted with a four piece suite.. Outside, a lawned garden awaits in the rear, while a driveway provides ample parking, leading to a double garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

A spacious central entrance hall leading from a vestibule, with a staircase leading up to the first floor and large storage cupboard beneath.

#### CLOAKROOM/WC

With a two piece suite.

#### OFFICE

11'6" x 11'6" (3.53m x 3.51m)

With a range of fitted office furniture.

#### DAY ROOM

11'8" x 6'9" (3.58m x 2.08m)

A versatile reception room which could be utilised as a play room, formal dining room or a snug. With windows to two elevations.

#### LIVING ROOM

19'5" x 11'8" (5.92m x 3.58m)

A spacious reception room with the focal point being a recessed inglenook style fireplace with central chimney breast, timber lintel and log burning stove. French doors open to the conservatory.

#### OPEN PLAN DINING KITCHEN

21'9 x 11'1 extending to 18'3 (6.63m x 3.38m extending to 5.56m)

Situated at the rear of the house, this superb open plan space features a fabulous kitchen together with ample area for a dining suite or further living accommodation. The kitchen has an extensive range of wall and base units which are mounted with granite worksurfaces, a host of integral appliances include a double oven, 5 ring gas hob beneath an extractor hood, and a dishwasher. A recessed sink

unit with swan neck mixer tap sits beneath a window to the rear elevation and there is a tiled floor throughout. Leading away from the kitchen there is ample space for both dining and living suites which give the room excellent versatility. Windows overlook the garden and double doors open to the conservatory.

#### CONSERVATORY

A brick and uPVC conservatory overlooking the garden with French doors opening out.

#### UTILITY ROOM

With fitted units, worksurface and stainless steel sink unit. There is space for undercounter white goods including plumbing for a washing machine and there is a door to the side.

### FIRST FLOOR

#### GALLERIED LANDING

An impressive landing with access to the first floor accommodation. There is a window to the front elevation, built in storage cupboard and linen cupboard and access to the loft space.

#### MASTER BEDROOM SUITE

Approached along a corridor from the landing, the master bedroom suite features:

#### BEDROOM

19'1" x 18'0" (5.82m x 5.49m)

An impressive master bedroom with a range of fitted wardrobes, a part vaulted ceiling and a window to the front.

#### EN-SUITE

A large en-suite to the master bedroom which features a WC, wash basin, panelled bath and a shower cubicle. There are partially tiled walls and a window to the rear.

#### BEDROOM 2

14'2" x 11'8" (4.34m x 3.58m)

A second double bedroom with fitted wardrobes, a window to the front elevation and access to en-suite facilities.

#### EN-SUITE

The en-suite features a WC, wash basin and a shower cubicle. There are partially tiled walls and a window to the front.

#### BEDROOM 3

12'2" x 10'5" (3.71m x 3.20m)

A double bedroom with fitted wardrobes and a window to the rear.

#### BEDROOM 4

14'7" x 10'4" (4.47m x 3.17m)

A double bedroom with fitted wardrobes and a window to the rear.

#### BEDROOM 5

9'1" x 7'8" (2.77m x 2.36m)

A good sized fifth bedroom with fitted wardrobes and a window to the rear.

#### BATHROOM

A large family bathroom which features a WC, wash basin, panelled bath and a shower cubicle. There are partially tiled walls and a window to the rear.

#### OUTSIDE

A lawned garden is to the rear of the property with planting beds and timber fencing to the perimeter.

#### DRIVEWAY & DOUBLE GARAGE

A driveway provides ample off street parking and in turn leads to a garage with an automated double door, light and power supply.



## 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 G. (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.

## VIEWINGS

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 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.

## 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.

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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

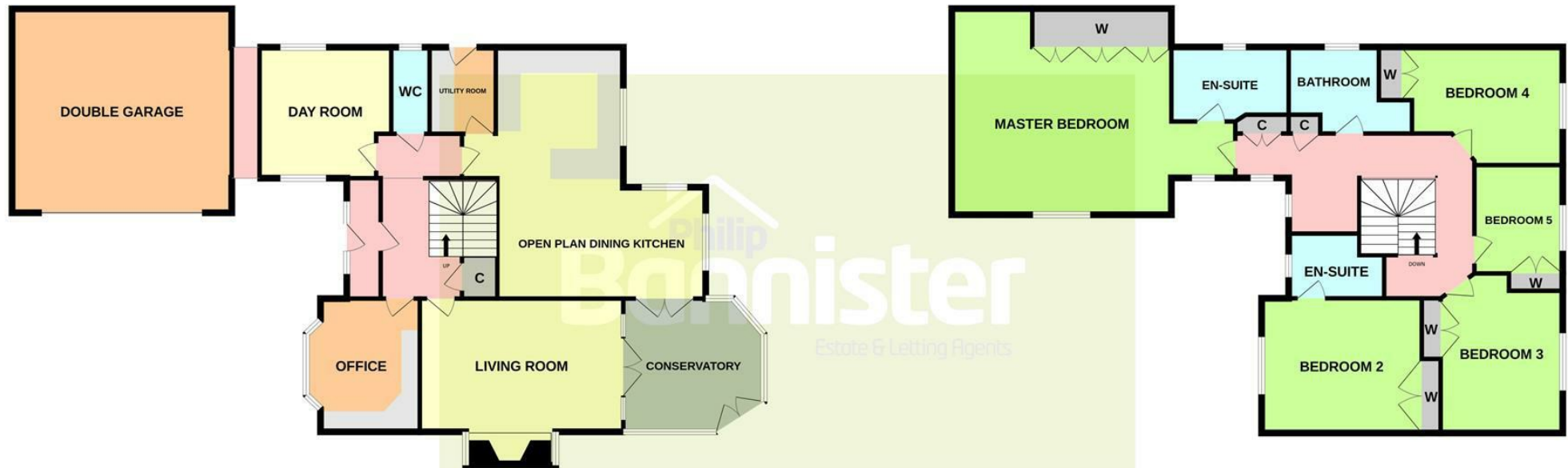






GROUND FLOOR  
1506 sq.ft. (139.9 sq.m.) approx.

1ST FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.



TOTAL FLOOR AREA : 2800 sq.ft. (260.1 sq.m.) approx.

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.

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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: info@philipbannister.co.uk  
www.philipbannister.co.uk

