



9  
Chantreys Drive | Elloughton | HU15 1LH

£379,000

# 9 Chantreys Drive, Elloughton, HU15 1LH

*Nestled on a popular tree-lined street, this detached house epitomises immaculate living with its versatile 4-bedroom layout. As you approach, the property welcomes you with an extended side entrance boasts excellent storage options. The front of the house features a light-filled lounge with large picture windows, enhanced by the warmth of a log burner, creating an inviting atmosphere. Stretching across the width of the property, the fitted dining kitchen is well appointed throughout. Two rear bedrooms offer flexibility, with one currently serving as a day room with both complemented by a modern shower room.*

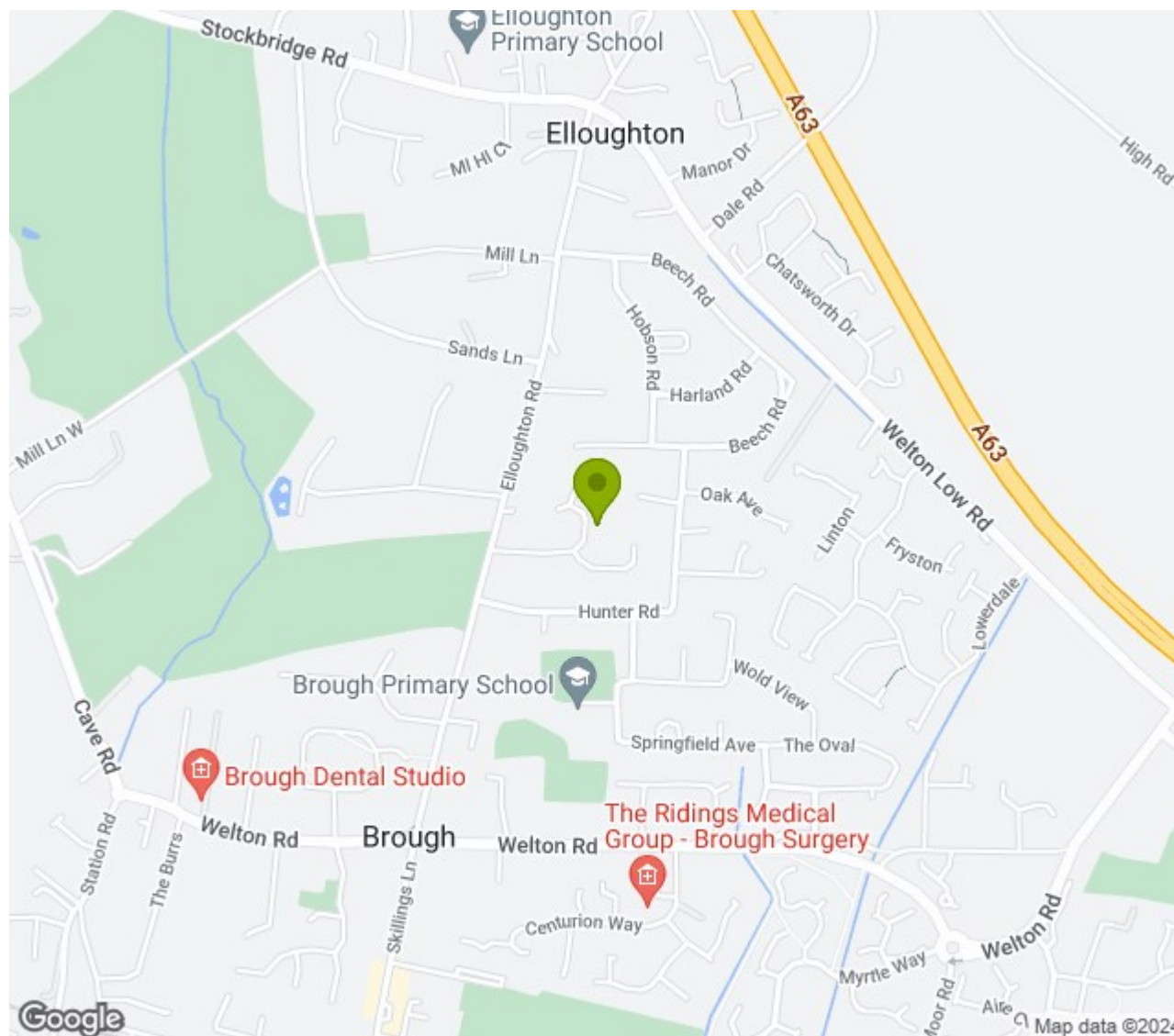
*Upon the first floor there are two additional bedrooms, accompanied by an expertly designed shower room. A further bath/dressing room is complete with a free-standing roll-top bath.*

*Outside, the property boasts extensive parking facilities, including a large driveway leading to a garage, ensuring ample space for vehicles. The rear garden features an attractive summerhouse with seating areas and a hot tub set beneath a pergola.*



# Key Features

- Immaculately Presented 4-Bedroom Detached House
- Versatile Living Space With Extended Entrance
- Light Filled Lounge With Cosy Log Burner
- Spacious Fitted Kitchen Spanning The Width Of The Property
- 2 Ground Floor Bedrooms With One Utilised As A Day Room
- 2 Well Appointed Shower Rooms
- Extensive Driveway Parking + Garage
- Charming Rear Garden With Summerhouse & Hot Tub
- EPC - C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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	



## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access through a residential entrance door to the side of the property. The entrance is fitted with a range of useful storage solutions for coats, shoes and boots. A staircase leads to the first floor with a useful cupboard beneath.

#### DINING KITCHEN

8'11 x 28'4 (2.72m x 8.64m)

A spacious dining kitchen fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. A ceramic sink sits beneath a window to the side elevation and there are a number of integral appliances which include a range cooker with extractor hood, fridge freezer, dishwasher, washing machine and a wine cooler. A wooden overhanging breakfast bar accompanies the dining area where there is a further window providing natural light. A door leads to the side of the property and there is an attractive porthole window.

#### LOUNGE

10'11 x 18'11 (3.33m x 5.77m)

The spacious lounge extends the width of the property with large picture windows to the front elevation. A stunning log burner is recessed within a chimney breast and sits beneath a timber beam.

#### BEDROOM 3

8'9 x 9'10 (2.67m x 3.00m)

A double bedroom with a window to the rear elevation.

#### BEDROOM 4/DAY ROOM

8'9 x 10'5 (2.67m x 3.18m)

A versatile space which can be utilised as a bedroom or day room amongst other uses. There are French doors opening to the garden.

#### SHOWER ROOM

A well appointed shower room which is fitted with a four piece suite comprising WC, shower enclosure and "his & hers" wash basin with a tiled splashback. There is a window to the side elevation and a heated towel rail.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

14'2 max x 10'7 (4.32m max x 3.23m)

A spacious master bedroom with a range of fitted wardrobes and a window to the front.

#### BEDROOM 2

12'1 x 11'1 (3.68m x 3.38m)

A further excellent sized bedroom with fitted wardrobes and a window to the rear.

#### SHOWER ROOM

An expertly designed shower room which is fitted with a three piece suite comprising WC, vanity wash basin and a shower enclosure. There is splashback tiling, a heated towel rail and a window to the side.













#### **BATH/DRESSING ROOM**

8'11 x 9'10 (2.72m x 3.00m)

A useful space which makes an ideal dressing room, with a free standing roll-top bath and a Velux skylight. There is access to eaves storage.

#### **OUTSIDE**

##### **FRONT**

To the front of the property there is a lawned garden with a footpath leading to the side entrance. There are extensive parking facilities available on a driveway which leads to a garage and a gated side access.

##### **REAR**

The established rear garden is mainly laid to lawn with a sweeping footpath leading to a patio area with a timber summerhouse. To one corner there is a raised seating area with timber sleepers and opposite is a wooden pergola housing a hot tub. A pleasant courtyard area is to the side of the property.

#### **SOLAR PANELS**

##### **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.

##### **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.

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A modern garden room with a white exterior and dark grey trim. It features a large glass door and a window. The structure is situated on a paved patio area.

A white caravan parked on a gravel area. It has a window and a door. The caravan is positioned next to a wooden fence.

A dark grey wicker outdoor sofa with a matching ottoman, situated on a small wooden deck area next to the garden room.

A garden bed with various plants, including a red ladybug garden ornament. The garden is bordered by a low stone wall and is situated on a gravel area.

A garden bed with various plants, including a red ladybug garden ornament. The garden is situated on a gravel area.

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A paved patio area made of large, light-colored stone tiles, surrounding the garden room and garden beds.





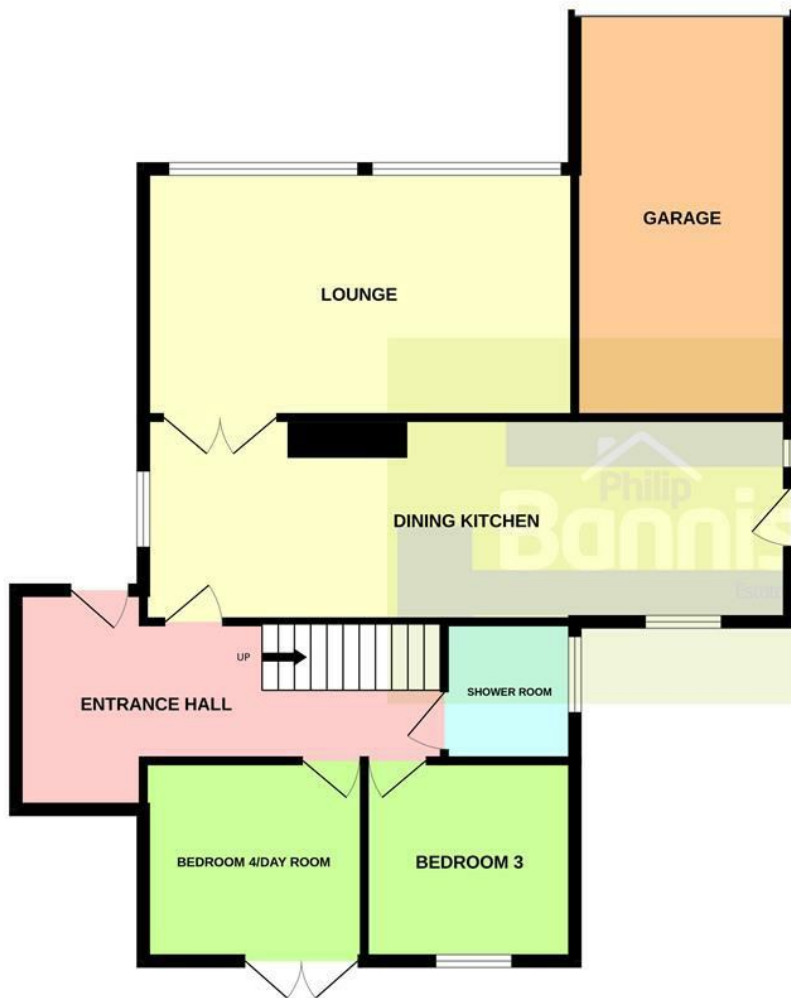




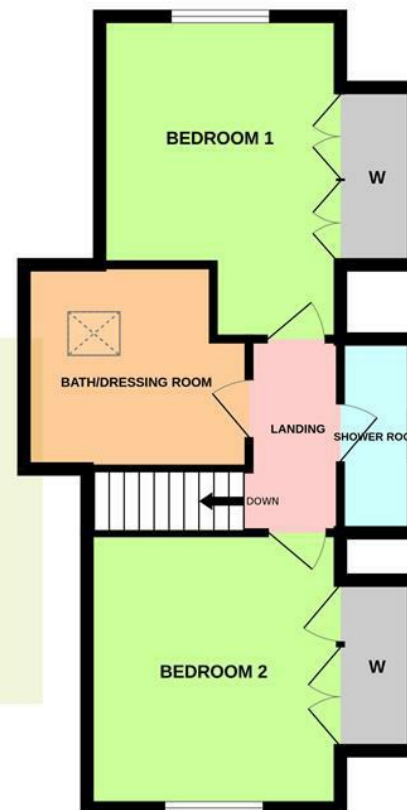




GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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