



Kingscroft Drive, Brough, HU15 1FH
£365,000

Philip
Bannister
Estate & Letting Agents

Kingscroft Drive, Brough, HU15 1FH

Key Features

- Impressive Detached Residence
- 4 Double Bedrooms
- 2 Reception Rooms
- Stunning Dining Kitchen
- Recently Installed Bathroom & En-Suite
- Modern Garden Room
- Private Garden
- Double Width Driveway & Double Garage
- EPC = C

This remarkable double-fronted detached family home occupies a prime corner plot, showcasing a level of size and quality that must be seen to be fully appreciated. Offering over 1500 sq ft of generous and appealing accommodation, coupled with a convenient double garage, the property features a stunning dining kitchen situated towards the rear, opening seamlessly to a glazed garden room. The ground floor provides flexibility with two reception rooms, the lounge featuring a log-burning stove and bi-folding doors leading to the garden, complemented by an entrance hall, cloakroom/wc, and the impressive dining kitchen leading to the garden room having bi-folding doors. Upstairs, the first floor boasts four well-proportioned bedrooms, with the master enjoying modern en-suite facilities alongside the recently installed house bathroom. Outside, the rear garden ensures excellent privacy, while a double garage and driveway provide ample off-street parking. This home offers a perfect blend of spacious living and stylish design.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(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	





LOCATION

Kingscroft Drive is situated within this popular residential development on the eastern fringes of Brough. There are a good range of local shops including Morrisons and Aldi supermarkets, Post Office, general amenities and a good selection of primary schools in close proximity. Secondary schooling is at nearby South Hunsley school.

ACCOMMODATION

This spacious property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential entrance door, this welcoming hallway features a staircase leading to the first floor accommodation with a storage cupboard below, cloakroom/wc off and double doors leading to the lounge.

CLOAKROOM/WC

Fitted with a two piece suite comprising modern vanity basin mounted upon a fixed unit, WC and a window to the side elevation.

LOUNGE

14'11" x 14'10" (4.55 x 4.52)

Accessed through double doors from the entrance hall, this spacious lounge features a wood burning stove mounted upon a granite hearth, window to the front elevation and bi-folding doors opening to the rear garden.

DAY ROOM/OFFICE/STUDY

11'3" x 10'0" (3.43 x 3.05)

A good sized second reception room offering excellent versatility with the option of utilising it as

a day room, play room, study or home office space. There are windows to the front and side elevations.

DINING KITCHEN

22'4" x 11'0" (6.81 x 3.35)

This fantastic open plan space is fitted with a modern range of white fronted wall and base units mounted with contrasting work surfaces and matching splashbacks. The integrated appliances include an oven, microwave oven, 5 ring gas hob, extractor hood, fridge freezer, additional fridge, dishwasher and washing machine. A ceramic sink unit with mixer tap is beneath a window overlooking the garden, there is under-cabinet lighting, two further windows to the side elevation. There is ample space for a dining table with additional seating at a breakfast bar. Opening to:

GARDEN ROOM

A fabulous space opening from the kitchen and overlooking the garden. Bi-folding doors open to the rear patio and there is an additional door leading to the garden. This versatile living space is sat beneath two skylights and there is a concertina door leading to a useful boot room with built-in storage.

FIRST FLOOR

LANDING

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

BEDROOM 1

19'11" max into door recess x 11'1" (6.07 max into door recess x 3.38)

A spacious master bedroom suite with windows to two elevations and en-suite facilities off.

EN-SUITE

The contemporary en-suite is fitted with a three piece suite comprising WC, vanity wash basin mounted within a fixed unit and a walk-in shower enclosure with a thermostatic shower. There are half tiled walls, an anthracite heated towel rail and a window to the side elevation.

BEDROOM 2

14'11'0" x 10'0'0"

A second double bedroom with windows to the front and rear elevations.

BEDROOM 3

11'8" max x 8'9" (3.56 max x 2.67)

A third double bedroom with a window to the front elevation and built in cupboard above the stairwell.

BEDROOM 4

10'0" x 9'8'0"

A generous fourth bedroom with built-in wardrobe and windows to the front and side elevations.

BATHROOM

A luxurious family bathroom which is fitted with a four piece suite comprising WC, wall mounted wash basin, shower cubicle with thermostatic shower and a bath. There are half tiled walls, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT & SIDE

To the front and side of the property there is a laurel hedge to the boundary, offering excellent privacy. A path with shallow step leads to the front door.

REAR

The private rear garden is laid to lawn with a granite patio adjoining the property. Further patio areas are





cleverly positioned to capture sunlight throughout the day, including a secluded area to the rear of the double garage which offers private seating area which benefits from the afternoon and evening sunshine.

DOUBLE GARAGE

A double driveway provides off street parking provisions to the rear of the property in turn leads to a brick built double garage. The garage features two individual up and over doors, 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. A new boiler was installed in December 2022 and a hot water tank in September 2023.

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

IMAGE DISCLAIMER

N.B. THE GRASS HAS BEEN ARTIFICIALLY ENHANCED THROUGH THE USE OF CGI. WE HAVE BEEN INFORMED BY THE PROPERTY OWNER THAT NEW TURF WILL BE LAID ON THE 31ST MARCH 2024.

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.

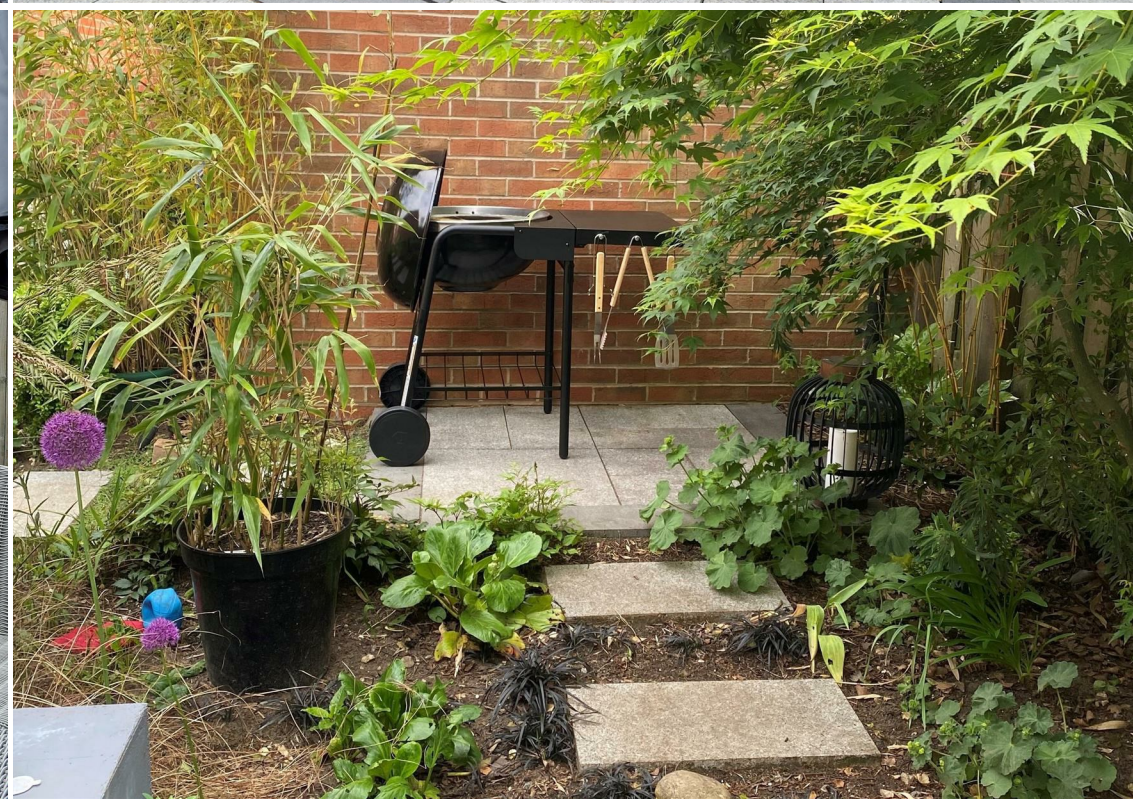
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

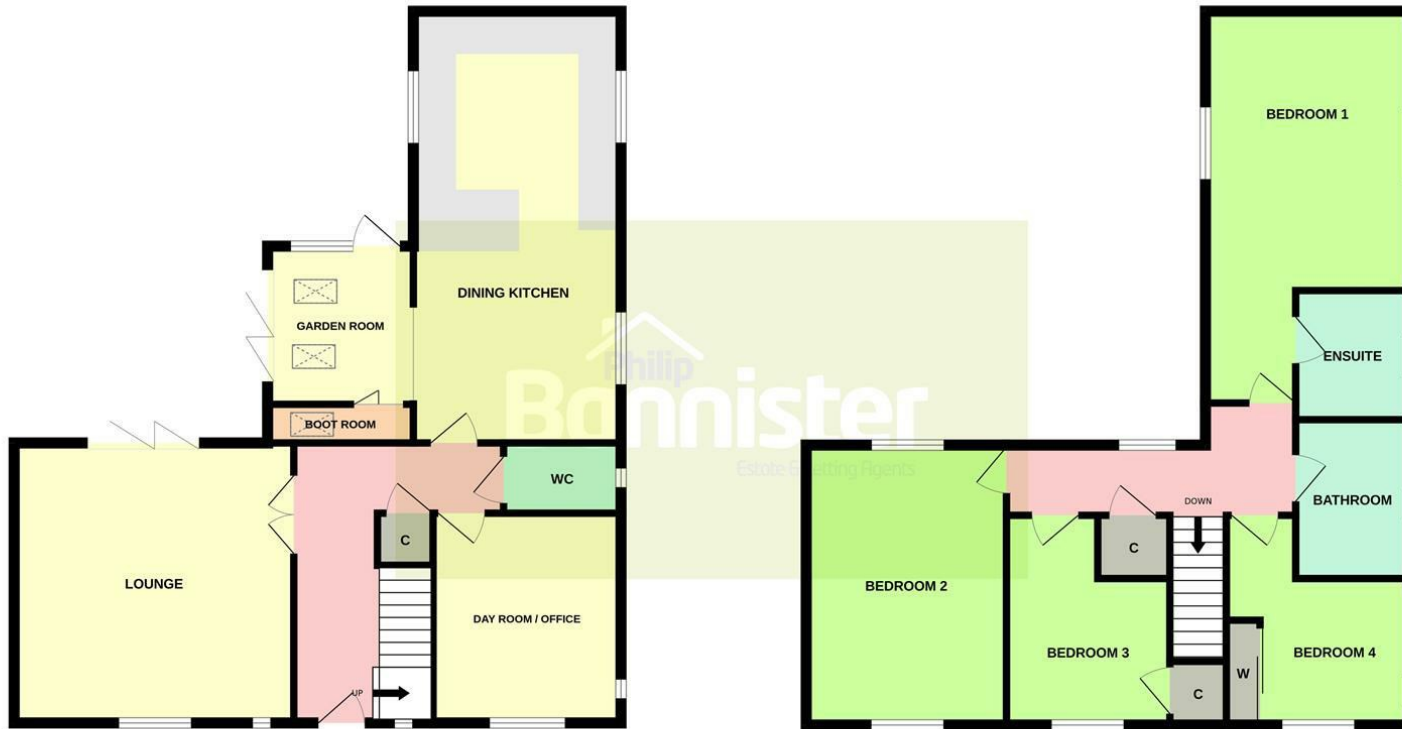






GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.

1ST FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 1537 sq.ft. (142.8 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

