CLUBLEYS

66, Common Lane,
Welton, HU15 1PT
£425,000







rightmove

ZOOPLA

ABOUT THE PROPERTY

A stunning four-bedroom detached house offers an exceptional blend of modern quality living. Built in 2008, thoughtfully extended and upgraded to a high standard, making it an ideal family home.

As you enter through the automated gates, you are greeted by a sense of security and elegance. The interior boasts three spacious reception rooms, providing ample space - being the heart of the home is undoubtedly the open-plan area enhanced by bi-fold doors, seamlessly connecting the indoor and outdoor spaces.

The property features four generously sized double bedrooms, including a master suite complete with an ensuite bathroom for added privacy. Bedroom two is particularly noteworthy as it has versatile use offering a touch of luxury. In addition, a well-appointed bathroom, ensuring convenience for all family members and guests.

Outside, the private enclosed rear garden is a perfect retreat. The extensive parking facilities, including space for multiple vehicles and a double garage combined with out door bar area, all adds to the practicality of this remarkable home.

This property truly oozes charm and quality, making it a must-see for those seeking a spacious and stylish family residence in a sought-after area. For further details, please do not hesitate to contact the selling agent.



clubleys.com













CLUBLEYS

Tenure: Freehold
Band: E

THE ACCOMODATION COMPRISES

ENTRANCE HALL
This welcoming entrance hall features a staircase leading to the first floor accommodation with a changing bench and a bookcase fitted below, there is oak flooring throughout and a cloakroom off.

CLOAKROOM/ WC
1.89 x 1.022 (6'2" x 3'4")
Fitted with a two piece suite comprising modern vanity basin, WC and a window to the side elevation. There is an impressive tile slip wall, further floor tiling and a heated towel rail.

FAMILY LIVING AREA
4.956 x 3.242 (16'3" x 10'7")
This stunning open plan space is the hub of the home allowing space for socialisation and entertainment making this area perfect for modern living. This area comprises of bi-folding doors allowing direct access to the garden with its indoor-outdoor living, while the Velux windows allow for natural light, creating an airy feel. Benefits from oak floors throughout and underfloor heating.

KITCHEN
4.149 x 3.419 (13'7" x 11'2")
Blending kitchen and entertaining seamlessly together, this open plan kitchen is fitted with a comprehensive selection of dark fronted base units mounted with granite work surfaces, a central island of contrasting units. A large range style cooker sits beneath a granite splashback and integral appliances include: dishwasher, fridge freezer and wine cooler. A beautiful oak floor runs throughout with an underfloor heating system. This kitchen is both practical and elegant.

LIVING ROOM
4.555 x 4.515 (14'11" x 14'9")
A spacious reception room with an impressive feature fireplace housing a log burning fire. There is a continuation of attractive oak flooring.

UTILITY ROOM
3.409 x 2.555 (11'2" x 8'4")
Located off the kitchen, this well appointed utility comprises fitted units, changing bench and a moulded sink unit. There is space and plumbing for an automatic washing machine and second under counter appliance. A door leads out to the side of the property.

PLAY ROOM
3.050 x 3.429 (10'0" x 11'2")
With windows to the front and side elevation, a continuation of the oak floor runs throughout.

FIRST FLOOR ACCOMODATION

LANDING
With access to the first floor accommodation.

BEDROOM ONE
6.057 max x 3.439 (19'10" max x 11'3")
A spacious master bedroom suite with window enjoying views over open fields. En suite facility off.

EN SUITE
2.120 x 1.659 (6'11" x 5'5")
Fitted with a three piece suite comprising WC, countertop wash hand basin on a fixed unit with a panelled bath with shower and glazed screen over. The room is finished with chamfered edge marble tiling.

BEDROOM TWO
4.562 x 3.890 (14'11" x 12'9")
A second double bedroom with windows to the front and rear elevations.

BEDROOM THREE
3.468 max x 3.068 (11'4" max x 10'0")
A generous third bedroom with built in cupboard, windows to the front and side elevations.

BEDROOM FOUR/ DRESSING ROOM
3.563 max x 2.68 (11'8" max x 8'9")
A double bedroom that can also be utilised as a dressing room.

BATHROOM
2.358 x 1.988 max (7'8" x 6'6" max)
A well appointed bathroom with travertine tiled walls and fitted with a modern three piece suite comprising WC, wash hand basin and a P shaped bath with shower and glazed screen. Finished with a bespoke floor and a heated towel rail.

OUTSIDE
The attractive rear garden is spacious and perfect for entertaining guests. An artificial lawn allows ease of maintenance. The garden comprises a raised terrace with steps leading up. A patio area sits to the side of the garage where a set of French doors open to an impressive bar. The garden also includes a seating area around a firepit perfect for socialisation.

DOUBLE GARAGE
A gated private double driveway provides off street parking to the side of the property. The garage provides ample storage space and includes two up and over doors.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/ FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

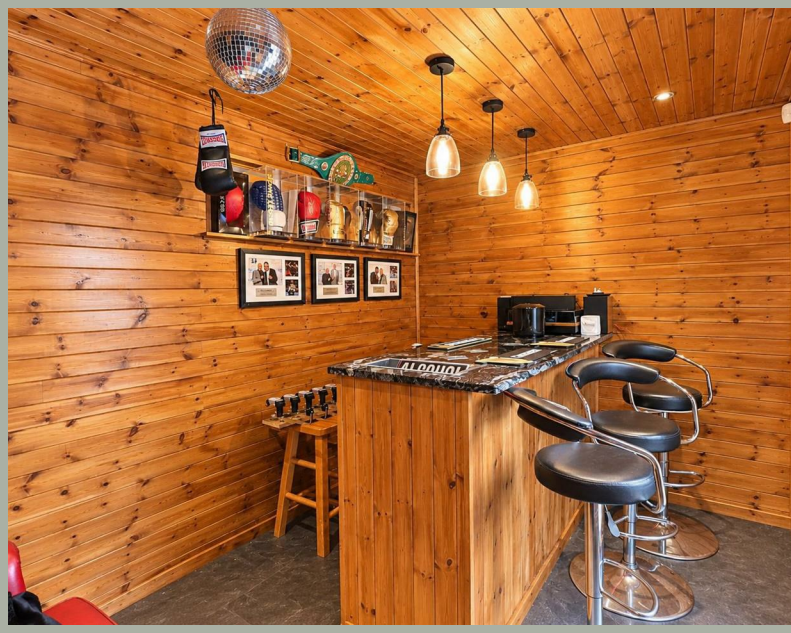












GROUND FLOOR
950 sq.ft. (88.3 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.7 sq.m.) approx.



VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

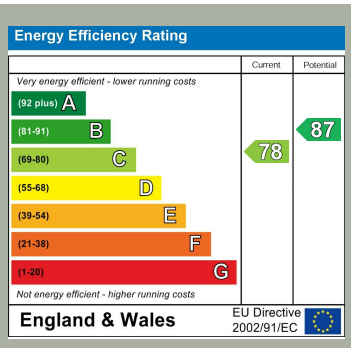
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.