



12, Longleat Avenue,  
Brough, Elloughton, HU15 1RL  
£280,000



## ABOUT THE PROPERTY

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We are delighted to present this beautiful four-bedroom detached home, situated on a prime corner plot within a quiet and desirable cul-de-sac. Built by the highly regarded Bellway Homes in 2017, the property offers stylish and modern accommodation throughout.

The impressive dining kitchen features quartz worktops and integrated appliances, while the spacious living room benefits from French doors, creating a bright and airy living space. Externally, the property boasts a generous driveway providing ample off-road parking, a garage, and a well-maintained lawned rear garden ideal for family living and outdoor entertaining.

Conveniently located close to excellent transport links, schools, and local shops, this superb home combines modern living with everyday practicality and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, space, and enviable position of this fantastic family home.







Tenure: Freehold  
Band: D

## THE ACCOMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Stairs to the first floor, radiator, timber flooring.

#### CLOAKS/WC

Contemporary white suite with floor tiling, low flush WC, wash hand basin and recessed spot lights.

#### SITTING ROOM

3.21 x 4.74 (10'6" x 15'6")

With timber flooring, French doors leading to the south westerly facing rear garden providing a light and airy feel.

#### DINING KITCHEN

5.16 x 2.62 (16'11" x 8'7")

Fitted with a range of stylish base and wall units with quartz worktops and upstands incorporating a one and a half bowl sink with drainer. A host of integrated appliances include a double oven, four ring gas hob with extractor above, dishwasher, fridge/freezer and washing machine. There is ample space for a dining table and chairs, tiled floor and bay window to the front elevation.

### FIRST FLOOR ACCOMODATION

#### LANDING

Split level landing with access to store, airing cupboard and loft hatch.

#### BEDROOM ONE

4.68 x 3.03 (15'4" x 9'11")

With fitted wardrobes and window to the front elevation.

#### EN SUITE

Contemporary white suite with double shower enclosure, low flush WC, pedestal wash hand basin, floor tiling, chrome ladder radiator and recessed spot lights.

#### BEDROOM TWO

3.63 x 2.60 (11'10" x 8'6")

With fitted wardrobes and window to the rear elevation.

#### BEDROOM THREE

3.56 x 2.61 (11'8" x 8'6")

Window to the front elevation, radiator.

#### BEDROOM FOUR/OFFICE

2.62 x 2.07 (8'7" x 6'9")

Window to the rear elevation.

#### BATHROOM

1.69 x 2.05 (5'6" x 6'8")

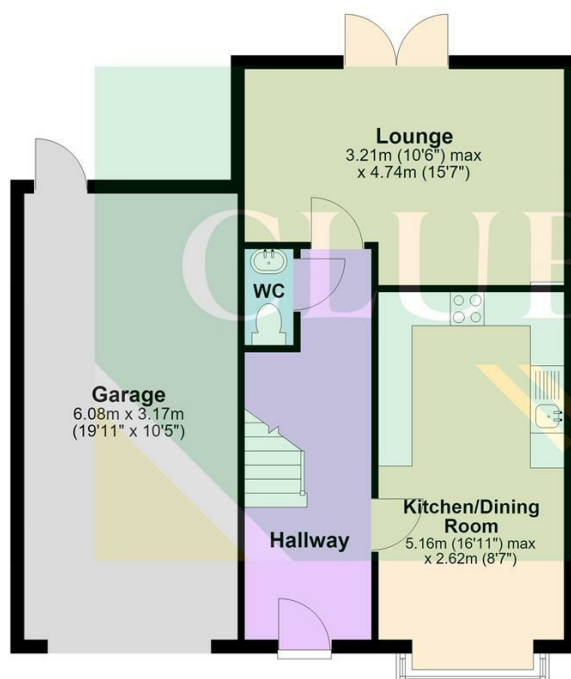
Contemporary white suite with panelled bath and shower over, glazed screen, wall mounted wash hand basin, and a low flush WC. Includes floor tiling, chrome ladder radiator plus recessed spot lights.

#### OUTSIDE

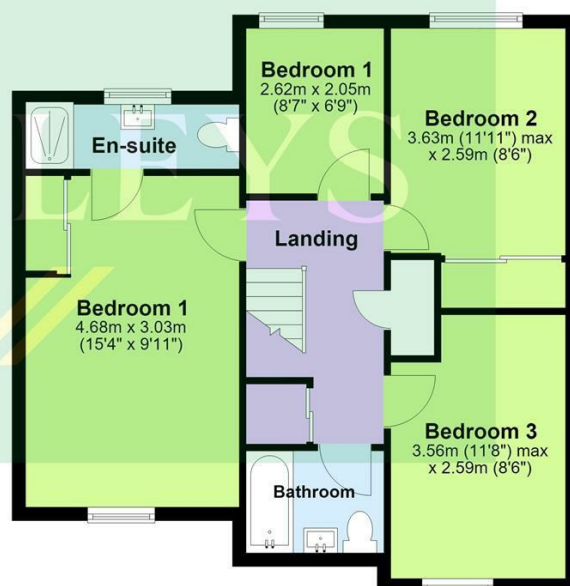
The property features lawned gardens to the front and side, with a driveway providing ample off-road parking and access to the integral garage. Additional on-street parking is also conveniently available. The south-west facing rear garden is a standout feature, enjoying sunshine throughout the day. It is mainly laid to lawn with attractive borders and two patio areas, all enclosed by a combination of brick walling and fencing.



## Ground Floor



## First Floor



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)

### 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.

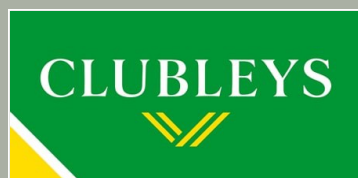
### MORTGAGES

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](mailto: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.

### 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.



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| Energy Efficiency Rating                    |  | Current                 | Potential                                                                             |
|---------------------------------------------|--|-------------------------|---------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |  |                         |                                                                                       |
| (92 plus) A                                 |  |                         | 93                                                                                    |
| (81-91) B                                   |  | 82                      |                                                                                       |
| (69-80) C                                   |  |                         |                                                                                       |
| (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 |  |

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.