

linkagency

4 Bedroom House - Detached for Sale

£495,000

The Talisman, 7 Station Yard Close, Hutton Cranswick, YO25 9LN



KEY FEATURES

- QUIET, SELECT CUL DE SAC LOCATION
- INDIVIDUAL, QUALITY, HIGH SPEC, 2019 BUILD: RENOWNED CRAFTSMAN BUILDERS
- 2 RECEPTION ROOMS: LIVING ROOM + SNUG
- 4 LARGE BEDROOMS AND 2 BATHROOMS
- GOOD SIZE PLOT : LANDSCAPED GARDENS, PRIVATE, LARGE REAR GARDEN
- AMPLE PARKING SPACE INCL EXTRA SPACES
- COUNTRYSIDE VIEWS: FRONT AND REAR
- HIGH SPEC OPEN PLAN KITCHEN AND DINING ROOM
- SEPARATE UTILITY ROOM
- POPULAR, SOUGHT AFTER VILLAGE

HEAD OFFICE

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General Description

This beautifully presented, individual detached residence is nestled within a quiet and exclusive cul-de-sac, ideally positioned just a short distance from the village railway station. Constructed in 2019 by a highly regarded local developer, renowned for their high-specification homes, this impressive property has been meticulously maintained and occupies a generous landscaped plot. To the front, there is ample off-street parking, in addition to 2 extra parking spaces, owned by the property, while to the rear lies a private and well-proportioned garden.

Upon entering, you are welcomed by a bright and airy entrance hall, featuring an elegant oak staircase that sets the tone for the quality found throughout the home. The ground floor offers a superbly appointed kitchen, fitted with a comprehensive range of high-quality base and wall units, complemented by luxurious granite worktops and a full suite of integrated appliances, including dual eye-level ovens, a dishwasher, and an electric hob with extractor fan. The kitchen opens into a spacious dining area, perfect for entertaining, with double French doors opening onto the rear garden.

Further enhancing the ground floor is a separate utility room with external access, a generous sitting room complete with a stylish, contemporary glass-fronted gas fire, and a versatile snug or study to the front aspect. A convenient cloakroom completes the downstairs accommodation.

To the first floor, a spacious landing leads to four well-proportioned bedrooms, offering flexible accommodation for families and guests alike. The principal bedroom enjoys a beautifully appointed, high-specification en-suite shower room, while the remaining bedrooms are served by a modern and well-fitted family bathroom.

Externally, the property continues to impress with its integral garage, adding further practicality to this exceptional home, perfectly designed for contemporary family living.

Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages.

The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green; a post office and general stores; a beauticians; a fish and chip /chinese shop, a prestigious butcher's shop, a village pub; a farm shop and cafe, a garden centre and cafe and 3 car sales' garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school. In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground. There are regular sports' activities and clubs held at the WI hall: the Methodist hall and at the Sports and Recreation club. The village offers regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

The village has its own railway station, located within a 5 minute walk from the property and is ideally located for those wishing to commute to Hull, York or the east coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 41, Hull to Bridlington bus runs at the top of the village on the A164, 7am to 11pm, every hour, daily.

Entrance Hallway

Welcoming entrance hallway with neutral decor

- Fitted carpet
- Staircase leading to the first floor featuring a light oak banister and spindles
- Access to the sitting room, snug, open-plan kitchen/dining room, and ground floor WC

Snug

8' x 10'8"

Versatile second reception room situated at the front of the property

- Ideal for use as a cosy snug, home office, or playroom



Ground floor WC

Ground floor cloakroom conveniently located under the stairs

- Features striking, vibrant tropical-print wallpaper
- Modern white vanity unit with inset wash hand basin and chrome mixer tap
- White low flush WC
- Stylish patterned tiled flooring and splash back

Open plan kitchen / dining room

15'3" x 18'6" max

Fantastic, bright open-plan space, perfect for family living and entertaining

- Kitchen Area: Fitted with a range of classic cream shaker-style wall and base units. Contrasting brown granite worktops and matching splash-backs. Integrated appliances including an eye-level double oven, hob, and a contemporary angled extractor hood. Inset sink with chrome mixer tap.
- Dining Area: Generous space to accommodate a large family dining table.
- Feature ceramic tiled flooring flowing seamlessly throughout the entire space
- Double french patio doors opening directly out to the rear garden



Utility room

6'6" x 6'5"

Practical utility space accessed directly from the kitchen area

- Floor to ceiling cupboards
- Space and plumbing for stacked washing machine and dryer
- Convenient exterior door leading out to the side/rear of the property

Sitting room

15'3" x 10'9"

Spacious and beautifully presented principal reception room

- Fitted carpet in a neutral tone
- Feature fireplace with a classic surround, contrasting black back and hearth, and an inset contemporary log - effect gas fire with glass screen
- Window allowing for plenty of natural light



Integral Garage

19'2" x 10'9"

Integral single garage

- Electric door opening to the front driveway
- Gas central heating boiler

Stairs and landing

- Oak balustrades and bull nose step
- Large landing with space for furniture such as a chair or desk or dresser
- Window with aspect to the front
- Fitted carpet to stairs and landing
- Airing cupboard with water tank

Principal bedroom

19'11" x 10'9"

Exceptionally large and beautifully presented principal double bedroom

- Spanning over 19 feet in length, offering ample space for a large bed and extensive freestanding furniture
- Fitted carpet and neutral decor
- Radiator
- Direct access to a private en-suite shower room



En-suite

5'5" x 6'10"

- Contemporary and stylish shower room
- Square walk-in shower enclosure with a glass screen and chrome dual head shower
- Modern dark grey vanity storage unit with an inset white wash hand basin
- Low flush WC
- Fully tiled in elegant grey stone-effect tiles (walls and floor)
- Chrome heated towel radiator

Bedroom 2

12'2" x 11'3"

- Generously proportioned double bedroom
- Fitted carpet
- Window with aspect to the front of the property
- Radiator
- Plenty of space for a large double bed and freestanding wardrobes



Bathroom

8'4" x 9'

- Stunning, spacious family bathroom
- Modern white bath with central mixer tap
- Over bath dual head shower with glass shower screen
- Dark grey vanity storage unit with an inset wash hand basin and fitted mirrored cupboard unit over
- Low flush WC
- Beautiful light grey stone-effect tiling to the floor and walls
- Tall chrome heated towel radiator
- Window providing natural light

Bedroom 3

11'8" x 10'9"

Excellent sized 3rd double bedroom

- Fitted carpet
- Radiator
- Features ample space for wardrobes
- Window with aspect to the rear

Bedroom 4

8'4" x 9'2"

Versatile room, currently configured as a comfortable single bedroom and home office/study space

- Fitted carpet
- Radiator
- Window with aspect to the rear

Gardens

Landscaped gardens

Attractive front

- Block - paved driveway for 2 vehicles leading to the garage
- Gravel area
- Black wrought iron decorative fencing with gates to 2 sides
- Panel fencing to 2 sides
- 2 extra parking spaces are to the front of the property across the private access roadway

Rear

- Private with a country feel and views of established trees
- High panel fencing to 3 sides
- Extensive lawn with borders to 3 sides
- Large paved patio

Extra details

- Underfloor heating to the ground floor and conventional radiators to the first floor
- Quality, double glazed upvc windows and doors
- Two extra parking spaces owned by the property
- Gas central heating
- 2019 build by Sovereign Build/Liebre developments: local master craftsman builders
- Service charge of £30 per month
- 2 years remaining on warranty

Personal Agent Jayne at Link Agency

When you choose a Personal Agent to sell your home, your service will include:

Your personal agent's expertise in the residential sales industry throughout Yorkshire

A personal service, tailor made for you

High quality interior and exterior professional photography as standard

Floor plans

Listing on major websites including Rightmove, Zoopla and On the Market

Regular use of social media especially Facebook and Instagram

Accompanied viewings for your buyers

An Open House event when appropriate

Regular contact

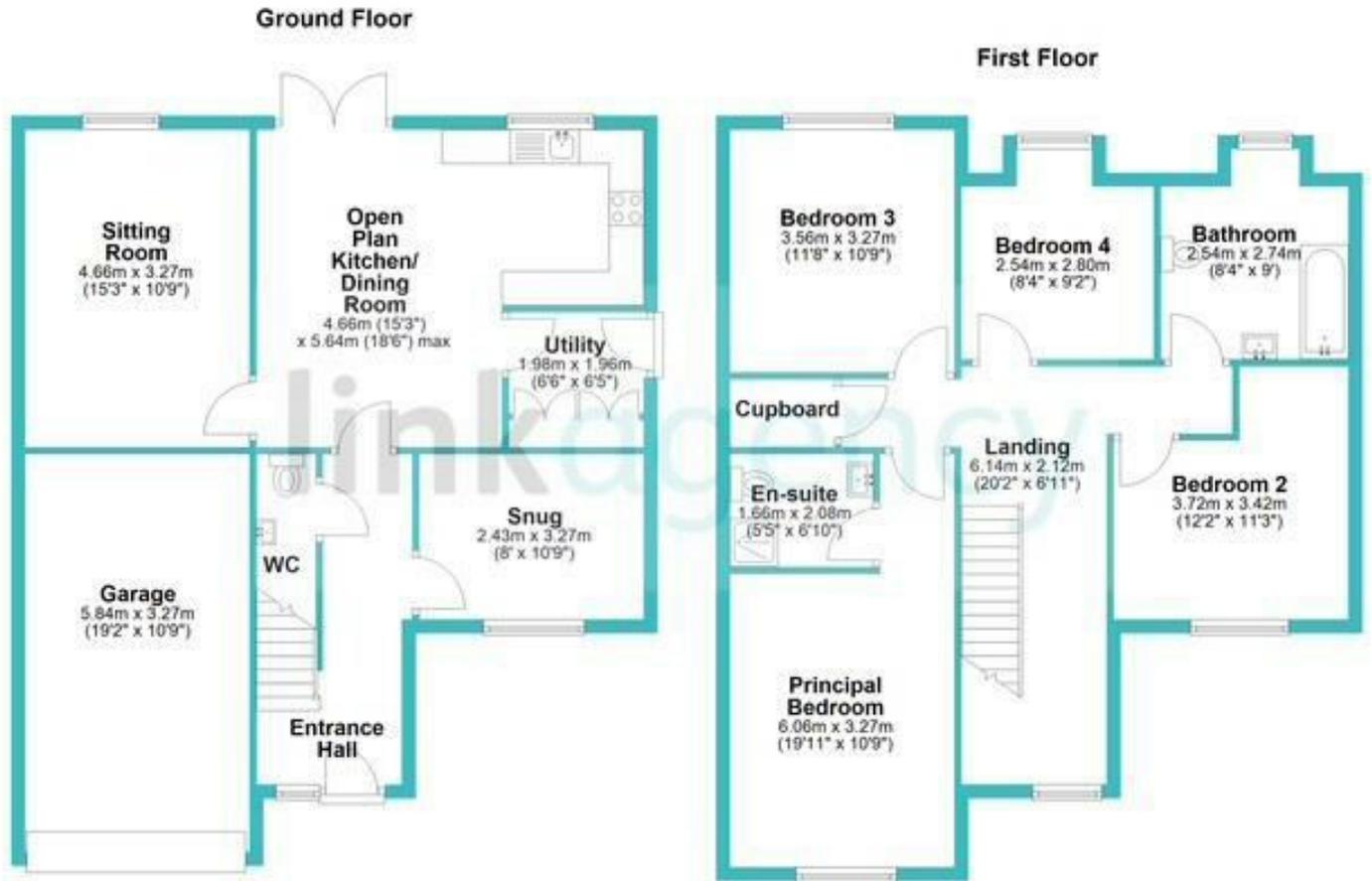
Thorough, attentive, sales progression once a buyer has been found

Negotiations and advice regarding future purchases / rentals of properties

A 24/7 answering service to ensure no leads are missed

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Total area: approx. 159.5 sq. metres (1717.1 sq. feet)

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | 100+ |
| (92 plus) A | | |
| (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 | |

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