



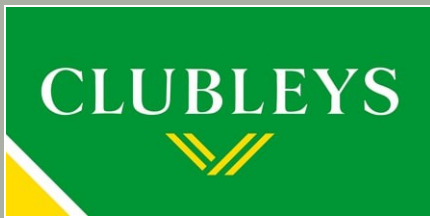
3, Marwood Lane,
Holme-On-Spalding-Moor, YO43 4FD
£725,000



Occupying a plot rarely found today, this exceptional family home is one of just four individually designed properties within an exclusive gated development, enjoying privacy, mature gardens and open fields beyond. Offered to the market for the very first time since new, this outstanding home combines generous proportions with a layout designed for modern family living, with engineered oak flooring throughout adding a sense of quality and continuity. A striking reception hall leads to a study, dining room and elegant lounge overlooking the garden, while the heart of the home is the impressive open-plan kitchen with island, breakfast room and day room, flooded with natural light from Velux windows and centred around a log-burning stove. A utility room and cloakroom complete the ground floor. Upstairs are four genuine double bedrooms, including two en suites and a family bathroom. Outside, the garden is a real highlight, with extensive lawns, mature trees, a generous patio and an impressive oak-framed outdoor entertaining pavilion, complemented by an extensive block-paved driveway and double garage.

A remarkable home in an exceptional setting.

Tenure: Freehold. East Riding of Yorkshire Council BAND: F



Tenure: Freehold
East Riding of Yorkshire Council
BAND: F

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

The property features an oak front entrance door, vertical radiator, recessed ceiling lights, an impressive staircase leading to a bright galleried landing, and a useful cupboard beneath the stairs.

KITCHEN

3.89m x 3.63m (12'9" x 11'10")

Fitted with a range of wall and base units incorporating a stainless steel sink unit, eye-level double oven, integrated dishwasher, integrated fridge, under-counter bin storage, and a central island with cupboards beneath, a gas hob, and an extractor hood over.

BREAKFAST ROOM

4.51m x 3.73m (14'9" x 12'2")

French doors leading to the garden, vertical radiator, recessed ceiling lights.

DAY ROOM

3.95m x 3.63m (12'11" x 11'10")

Vaulted ceiling with two Velux windows, a log-burning stove set on a slate hearth, and a radiator.

INNER HALL

Two radiators, fitted storage cupboard, recessed ceiling lights, cupboard housing the wall-mounted gas-fired central heating boiler, and a rear entrance door.

UTILITY

1.68m x 3.08m (5'6" x 10'1")

Fitted base units with work surface, stainless steel sink unit, plumbing for an automatic washing machine, radiator, recessed ceiling lights, access to the roof space, and door to the garage.

WC

Two piece white suite comprising low flush WC, pedestal wash hand basin, radiator, extractor fan.

DINING ROOM

3.35m x 3.56m (10'11" x 11'8")

Radiator.

LOUNGE

5.51m x 4.96m (18'0" x 16'3")

Log-burning stove set in a marble fireplace, two radiators, and French doors leading to the garden.

STUDY

3.45m x 2.14m (11'3" x 7'0")

Radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Full-height feature windows, vertical radiator, access to the loft space, and a fitted cupboard housing the hot water cylinder.

BEDROOM 1

3.60m x 4.96m (11'9" x 16'3")

Radiator, dressing area.

EN-SUITE

Three-piece white suite comprising a walk-in shower cubicle, low-flush WC, wash hand basin set in a vanity unit, vertical heated towel rail, extractor fan, tiled flooring, and fully tiled walls.

BEDROOM 2

3.61m x 3.63m (11'10" x 11'10")

Radiator.

BEDROOM 3

2.86m x 3.56m (9'4" x 11'8")

Radiator.

BEDROOM 4

3.12m x 3.63m max (10'2" x 11'10" max)

Radiator.

BATHROOM

Three-piece white suite comprising a panelled bath, twin wash hand basins set in a vanity unit, low-flush WC, chrome heated towel rail, recessed ceiling lights, and an extractor fan.

OUTSIDE

Outside, the home enjoys exceptional garden, offering privacy and a wonderful sense of space. Mature trees, extensive lawns and a generous patio create a superb outdoor setting, complemented by an impressive oak-framed entertaining pavilion, ideal for relaxing and entertaining throughout the year. A large block-paved driveway provides ample parking and leads to a double garage.

GARAGE

5.04m x 5.45m (16'6" x 17'10")

Electric door, power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



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.

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.



60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000
mw@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(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.