



8 Chantry Meadows  
Kilham

YO25 4RB

ASKING PRICE OF

**£395,000**

4 Bedroom Detached bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456



Breakfast Kitchen



Double  
Garage



Gas Central Heating

## 8 Chantry Meadows, Kilham, YO25 4RB

A very appealing detached home that has been extended and offers a versatile range of accommodation located within a choice residential development within the ever popular village of Kilham. Extending to approximately 1900 ft<sup>2</sup> of accommodation the sale of this property offers a rare opportunity to acquire a quality home with an impressive layout suitable for many different type of buyer's.

The accommodation is arranged over two floors and includes four reception rooms and three bedrooms but obviously, the way in which the accommodation is ultimately used is extremely adaptable.

The principal layout comprises impressive lounge, dining room and breakfast kitchen along with the usually associated utility space but, in addition to this, there are two further rooms one currently being used as a snug and the other as a study, but this could easily be utilised as a bedroom, thus making accommodation which could be used separately to the main property.

The remaining ground floor accommodation includes master bedroom with en-suite, two further bedrooms and a shower room on the first floor.

### KILHAM

Nestling in a sheltered valley at the heart of the Yorkshire Wolds, Kilham was once an important market town, larger than Driffield, which held annual trading fairs.

Standing in a commanding position at the heart of the village conservation area, All Saints Church dates back to the Norman period and overlooks Ye Olde Star Inn and Restaurant.



Lounge



Breakfast Kitchen



Dining Room



Snug

## Accommodation

### ENTRANCE HALL

With modern composite entrance door having a double glazed side panel detail opening into a welcoming hallway with ceiling coving and staircase leading off.

### LOUNGE

18' 4" x 11' 6" (5.61m x 3.51m)

Very attractive front facing aspect overlooking the garden, ceiling coving and gas living flame fire within a brickwork fireplace and having a stone flagged hearth and oak mantel beam.

### BREAKFAST KITCHEN

14' 2" x 12' 0" (4.32m x 3.66m)

A spacious breakfast kitchen with ample space for a table. Range of base, wall and drawer units in a traditional oak finish with granite effect worktops over, composite sink with base cupboards beneath and integrated appliances including electric double oven and grill, electric hob with canopy extractor over, microwave, dishwasher and refrigerator. Feature exposed brick wall, ceramic tiled floor, ceiling coving and rear window overlooking the garden.

### DINING ROOM

12' 4" x 10' 7" (3.76m x 3.25m)

Connecting the lounge and kitchen along with the extension

which comprises snug and study/bedroom, this has a rear facing window offering views over the garden.

### REAR LOBBY

Featuring an exposed brickwork arch, coved ceiling and ceramic tiled floor. Cupboard and door to the rear garden.

### CLOAKROOM/WC

With low level WC and pedestal wash basin, half height tiling, coved ceiling and ceramic tiled floor.

### UTILITY ROOM

9' 1" x 8' 9" (2.79m x 2.67m)

Extensively fitted with a range of base, wall and drawer units in accordance with the fitted kitchen having a granite effect work top over.

Splash back tiling, plumbing for automatic washing machine and space for a tumble dryer. Coved ceiling and ceramic tiled floor.

### SNUG

13' 10" x 10' 7" (4.24m x 3.23m)

A very useful additional reception room with rear facing window, fireplace housing a gas living flame fire.



Master Bedroom



En-suite



Bedroom



Bedroom

#### STUDY/BEDROOM 4

10' 7" x 8' 11" (3.23m x 2.72m)

A very versatile room, currently used as a study but having obvious potential to combine with the adjacent snug and use as a bedroom or various other uses. Front facing window

#### MASTER BEDROOM

16' 6" x 10' 5" (5.05m x 3.2m)

A beautifully proportioned room and having a front facing window with extensive range of fitted wardrobes and drawer units plus bedside cabinets. Coved ceiling.

#### EN-SUITE

Immaculately presented and been extremely spacious featuring a four-piece suite comprising bath, shower enclosure, pedestal wash basin and WC. Half height wall tiling, coved ceiling, chrome towel radiator and extractor fan.

#### FIRST FLOOR

##### LANDING

With large built-in storage cupboard.

##### BEDROOM 2

11' 10" x 11' 6" (3.61m x 3.53m)

A superb double room with loft access and window to the front elevation.

#### DRESSING ROOM/NURSERY

11' 6" x 6' 2" (3.53m x 1.88m)

Another room of great versatility, ideal as a dressing room from the second bedroom or even nursery, if required. Having a very useful further room leading off (3.30 m x 2.82 m) being accessed by a low height doorway but offering superb further potential for a room in its own right or even simply as storage.

#### BEDROOM 3

11' 6" x 10' 5" (3.53m x 3.18m)

A very nicely proportioned double room with windows to the side. Eaves storage.

#### SHOWER ROOM

Very smartly appointed and featuring a modern suite in white comprising corner shower, pedestal wash basin and low-level WC. Tiled walls and extractor fan.

#### OUTSIDE

The property stands on a very established plot with delightful gardens to the front. There is vehicle access onto site with generous pull in space in front of automatic double gates. This extends along the side of the property with access to a garage.

#### GARAGE 18' 9" x 10' 2" (5.72m x 3.12m)

With front facing automatic door leading from the driveway. Electric power and lighting connected.



Shower Room

## REAR

One of the most appealing features of this delightful home is its beautiful gardens which enjoy an easterly aspect bordering open pasture land and views towards the village church. These comprise a generous lawn and extremely well stocked borders and include a patio terrace immediately to the rear of the property.

## FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 178 square metres.

## CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

## DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

## TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

## SERVICES

All mains services are connected.

## COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property will be available on the internet. The property is currently rated band D.

This rating is from the most recent EPC for the property and will not take into account any improvements made since it was carried out.



Garden



Rear

## NOTE

Heating systems and other services have not been checked. All measurements are provided for guidance only. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent. Floor plans are for illustrative purposes only.

## WHAT'S YOURS WORTH?

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## VIEWING

Strictly by appointment with Ulyyotts.

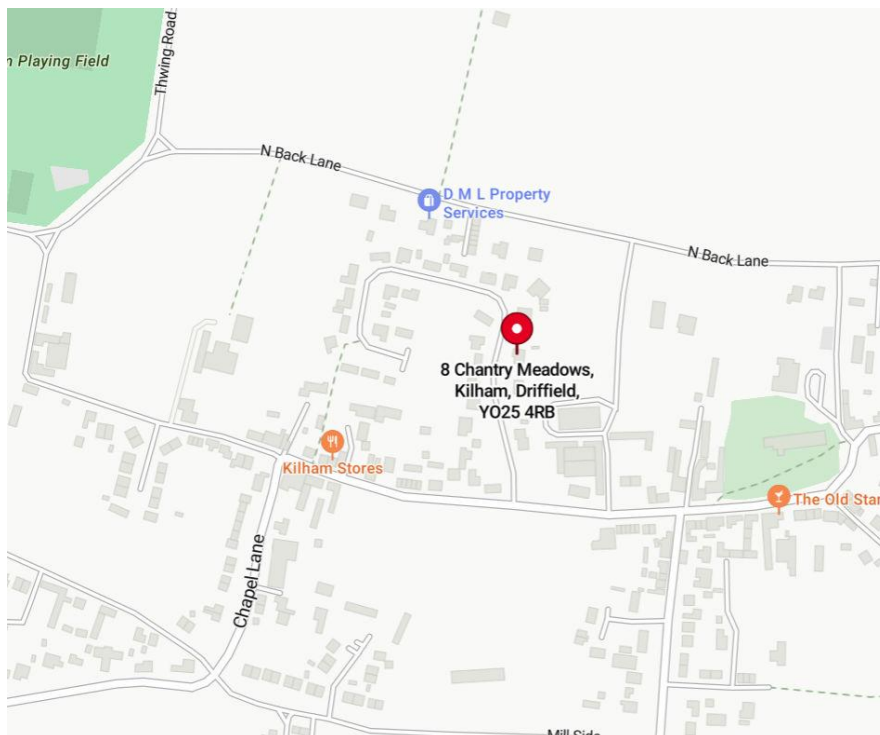
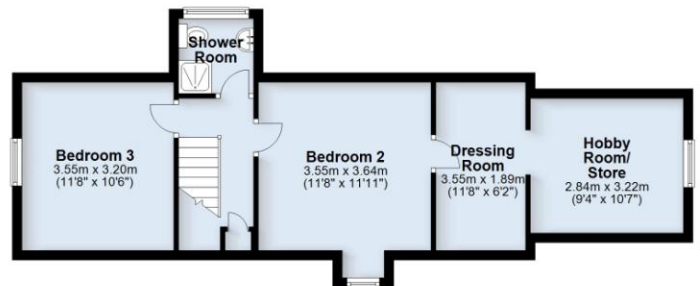
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 178 sq m

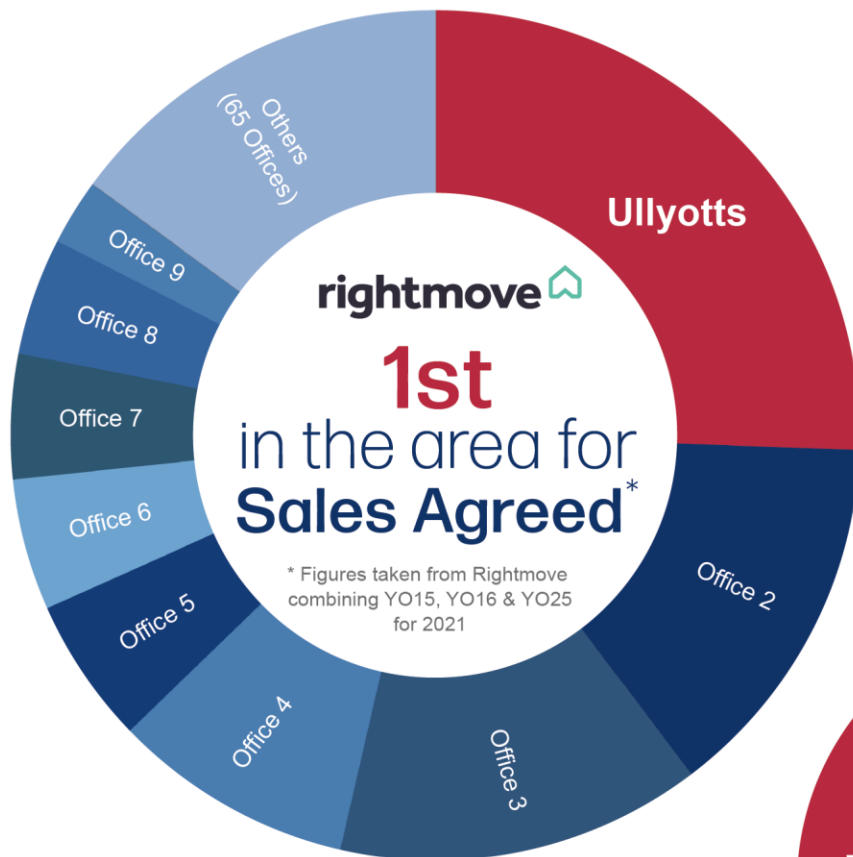
### Ground Floor



### First Floor



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