



21 Oaklands
Hutton Cranswick
YO25 9RN

ASKING PRICE OF

£325,000

4 Bedroom Detached house



Lounge



4



2



2



Garage



Gas Central Heating

21 Oaklands, Hutton Cranswick, YO25 9RN

21 Oaklands, Hutton Cranswick is a substantial family orientated home set within an attractive cul-de-sac development of properties of varying styles. Indeed, the cul-de-sac is characterised by its 'relaxed' feel with the house itself being situated on a good-sized plot with plenty of parking to the front, a single garage and established garden to the rear beyond which there is an open aspect.

The accommodation on offer includes main lounge which features a media wall with integrated electric fire, open plan dining kitchen along with separate utility space and conservatory. There are four bedrooms on the first floor with the master bedroom offering an ensuite plus, house bathroom.

In general, there are very few properties of this type in the village of Hutton Cranswick and as such, it is fully advisable to make arrangements to view early to avoid disappointment.

CRANSWICK

The focal point of this delightful village is the large expanse of beautifully maintained village green, where in addition to the pond with its seating area, is a War Memorial. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. The Norman Church of St. Peter is situated in its sister village, Hutton.



Kitchen



Kitchen Dining Room



Entrance Hall



Utility

Accommodation

ENTRANCE HALL

With feature open spindle staircase leading off and laminate flooring. Radiator.

CLOAKROOM WC

With low level WC and Vanity style wash basin. Heated towel rail in anthracite and contemporary feature tiling. Laminate flooring.

LOUNGE

16' 9" x 10' 6" (5.11m x 3.21m)

With feature media wall having provision for a TV, sound bar and integrated electric flame effect fire. Display niches to the side and low level storage cupboards. Front facing window and decorative ceiling cornice, radiator.

DINING KITCHEN

18' 0" x 12' 10" (5.51m x 3.93m)

Being fitted with a contemporary styled kitchen featuring base and wall cupboards finished with glossy dark grey doors in a handle less design and contrasting white worktop over. Inset sink with single drainer and mixer tap plus electric oven with hob. Integrated dishwasher, open plan into a dining area that features patio doors leading into the conservatory/sunroom. Radiator.

UTILITY

7' 7" x 8' 0" (2.32m x 2.46m)

Fitted with a similar range of kitchen units including base and wall mounted cupboards, space and plumbing for an American-style fridge freezer, space and plumbing for an automatic washing machine. French doors leading out onto the rear patio.

SUNROOM/CONSERVATORY

7' 11" x 8' 10" (2.43m x 2.71m)

Being predominantly glazed on a dwarf wall and having a pitched roof.

FIRST FLOOR

LANDING

With built in storage cupboard.

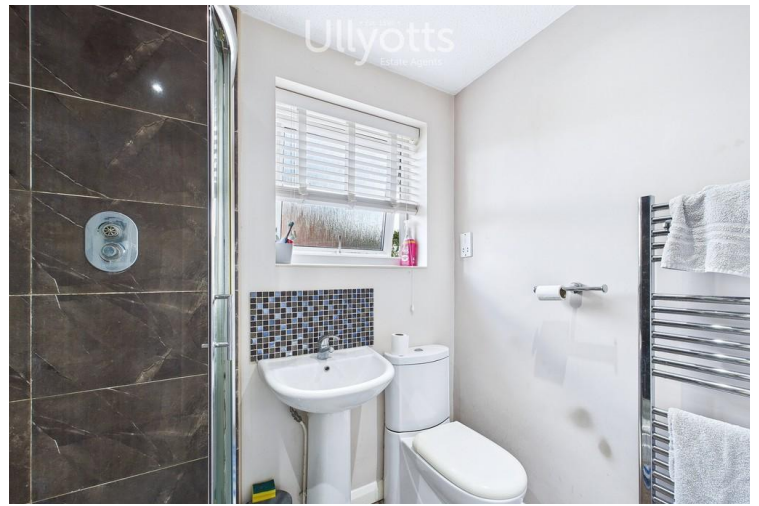
MASTER BEDROOM

12' 9" x 9' 11" (3.9m x 3.03m)

Fitted with a range of bedroom furniture including wardrobes and overhead cupboards alongside bedside units. Radiator and front facing window.



Master Bedroom



En suite



Bedroom



Bedroom

EN SUITE

With contemporary suite including low-level WC and vanity stout wash basin plus shower enclosure and chrome heated towel radiator.

BEDROOM 2

12' 0" x 9' 1" (3.67m x 2.78m)

With rear facing window and radiator.

BEDROOM 3

7' 10" x 7' 8" (2.41m x 2.36m)

With rear facing window and radiator.

BEDROOM 4

8' 8" x 6' 11" (2.66m x 2.12m)

With front facing window and radiator

SHOWER ROOM

With quadrant style shower enclosure having a mixer shower in situ. Pedestal wash basin and low level WC. Heated chrome towel radiator.

OUTSIDE

The property stands back from the road behind an open plan area of predominantly lawned garden. There is a drive which is paved with central gravelled space and this leads to a single attached garage.

To the rear of the property is a paved patio and this gives way to an expanse of lawn with gravelled bed/seating area and hedged rear boundary. Beyond the rear boundary is an open aspect. Timber shed.

TENURE

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

SERVICES

All mains services are available at the property.

COUNCIL TAX BAND

Band D.

ENERGY PERFORMANCE CERTIFICATE

Rating D.



Bedroom



En Suite



Rear



Garden

NOTES

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.

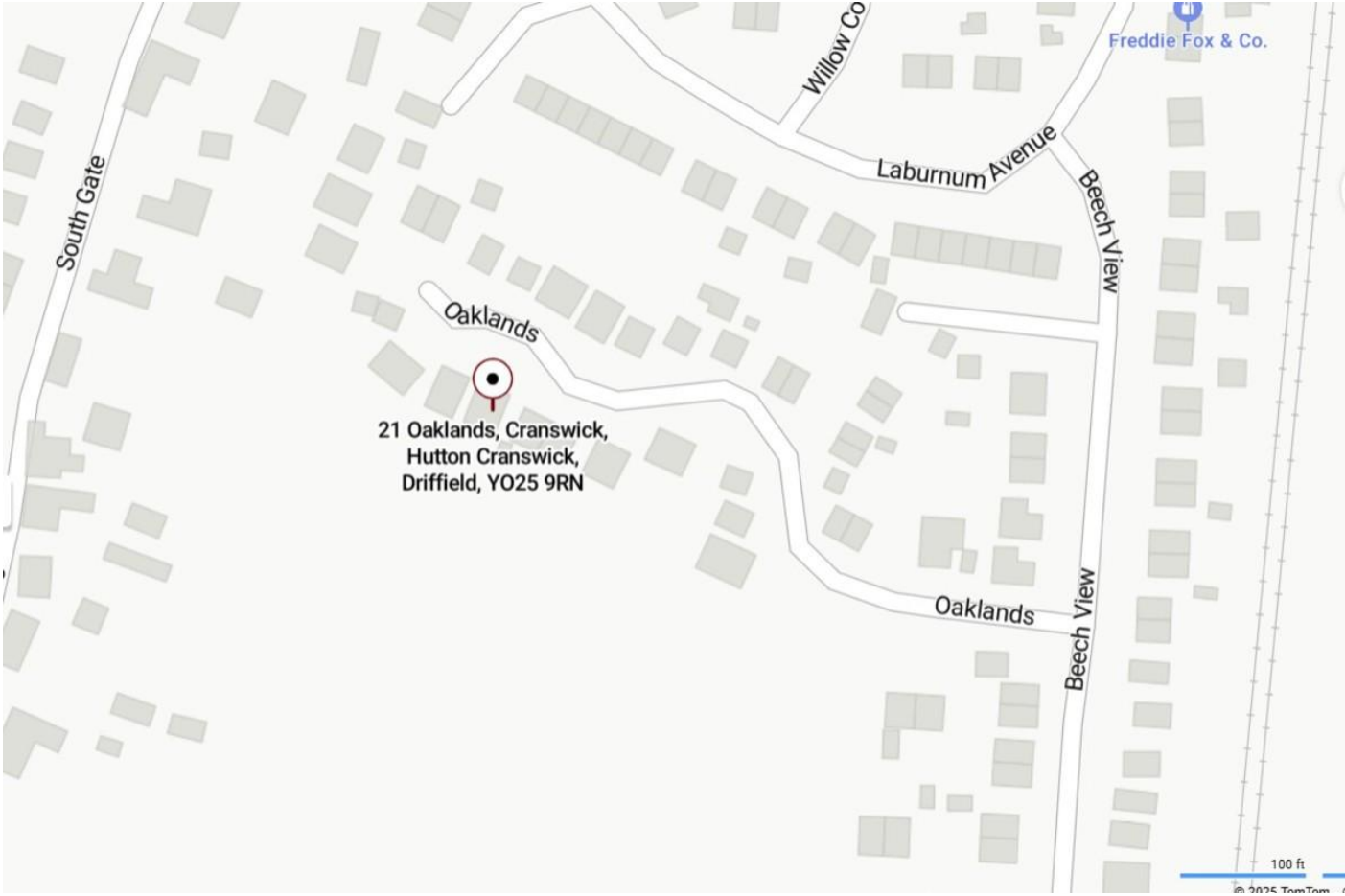
VIEWING

Strictly by appointment with Ulyotts.

Regulated by RICS

The digitally calculated floor area is (). This area may differ from the floor area on the Energy Performance Certificate.





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