



38 Canal Side West, Newport, Brough, East Yorkshire, HU15 2RN

BEAUTIFULLY UPDATED LAKESIDE HOME WITH STRIKING MODERN DESIGN



This impressive contemporary home offers space, style and wonderful views over the lake. Thoughtfully improved and extended, it's perfect for relaxing with family or entertaining friends. Tucked away along a private drive, there's plenty of parking, and the interior is finished to a very high standard. Enjoy sunsets from the balcony, spend time in the large garden with its outdoor terrace and gazebo, and make the most of the village setting with great road links nearby.

From the Agent's Perspective

I'm really pleased to bring this striking modern home to the market, set in a fantastic position by the lake. It's clear from the moment you arrive that the owners have spared no expense in creating a stylish and comfortable home that's ready to move into.

The approach along the long private drive feels exclusive without being showy, with plenty of space for parking. Stepping inside, you're greeted by an impressive two-storey entrance hall with a beautiful staircase—a real statement feature that sets the tone for the rest of the house.

The living room is spacious and welcoming, with a walk-in bay window that brings in lots of natural light. It has double doors opening into the superb dining kitchen, which is over 25 feet wide. This space has been designed for both family life and entertaining, with a centre island unit, integrated appliances, and stylish finishes throughout. The open-plan layout continues into a vaulted garden room with bi-fold doors that open right out to the lake view, creating a seamless indoor-outdoor feel.





Practical touches haven't been forgotten. There's a good-sized utility room, a separate boot room for muddy boots and coats, and internal access to the double garage.

Upstairs, the master bedroom really stands out. It has two sets of French doors that open onto a balcony facing west, so you can sit and watch the sun go down over the water. There's a large walk-in dressing room and a luxury en-suite bathroom. The three further double bedrooms are well-proportioned, and there are two more bathrooms to make sure everyone has their own space.

Outside, the garden has been planned with entertaining in mind. There's a large covered terrace, perfect for barbecues in all weathers, a smart gazebo by the lakeside, and a summerhouse attached to the terrace. It's a lovely spot to relax with friends and family.



The location is another big plus. You're in a village setting with a friendly feel, but you've also got great access to the A63 and M62 for commuting to Hull, Leeds, Sheffield, Doncaster, or simply heading into the attractive market town of Howden just a few miles away.

In short, this is a modern, well-finished home in a superb lakeside position, with space and quality throughout. I'd highly recommend viewing it to appreciate everything it offers.

Location

The village of Newport offers a variety of facilities including schooling, recreational and sporting facilities and has excellent road links to the M62, South Cave and Howden and lies approximately sixteen miles west of the centre of Hull. A main railway station is situated at Gilberdyke.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Renewables: Installed Late 2023.

Ground Source Heat Pump – Nibe S1255-12 - drilled 2 x 150 loops in 2023.

Tesla Powerwall – 13.5kw with Growatt inverter.

7.2 KW solar panel array – battery storage plus export benefits.

Continuous wet underfloor heating throughout the whole ground floor. Zonal heating (3 zones). All controlled through a Hive system Powered through the GSHP.

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1354 sq.ft. (125.8 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2506 sq.ft. (232.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

