



**Maple Lodge, 3 The Meadows, Brandesburton YO25 8QG**  
Offers in the region of £389,950

- Well appointed detached house
- Very popular village location
- Private cul-de-sac setting
- Stunning open plan kitchen dining room
- En Suite to Master
- Integral garage and parking drive
- Lovely enclosed garden
- Council Tax Band - E
- Energy Rating - C

A delightful family home within the popular village of Brandesburton, offering spacious accommodation with a stunning combined dining day room and kitchen.

SIMPLY MUST BE VIEWED

### LOCATION

This property enjoys a tucked away location on The Meadows, a small and pleasantly varied cul-de-sac which leads off Frodingam Road close to the centre of this popular village.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

### ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

### ENTRANCE HALL

UPVC front entrance door, engineered oak flooring, spindled staircase leading to the first floor incorporating a deep understairs cupboard and a personnel door to the garage.

### CLOAKS/WC

Wash basin with tiled splashback, low level WC, engineered oak flooring and one central heating radiator.

### LOUNGE

12'11 x 15'11 plus bay (3.94m x 4.85m plus bay)  
Bay window to the front, gas fire set in a conglomerate marble hearth and inset, engineered oak flooring, two wall light points, ceiling cove and two central heating radiators.

### KITCHEN DINING AND DAY ROOM

26'9 x 15'3 overall plus 8'2 x 3'11 (8.15m x 4.65m overall plus 2.49m x 1.19m)  
With an excellent range of base and wall units incorporating full height storage cupboards and a double width island which has composite worksurfaces with a Bosch induction hob and feature extractor and ceiling light above, Bosch oven and microwave oven, an inset 1 1/2 bowl ceramic sink, double French doors leading to the rear garden set in a feature bay, uPVC door leading to the side garden, engineered oak flooring, a ladder radiator, two central heating radiators, downlighting and feature lighting to the kickboard.

### FIRST FLOOR LANDING

Access hatch leading to the roofspace, built-in cupboard, one central heating radiator and doorways to:

### MASTER BEDROOM

12'10 x 15'10 (3.91m x 4.83m)  
With one central heating radiator and doorway to:

### EN-SUITE SHOWER ROOM

7'5 x 6'2 (2.26m x 1.88m)  
Comprising a corner shower cubicle, pedestal wash hand basin and a wc. Full tiling to the walls, and one central heating radiator.

### BEDROOM 2

13'6 x 11'3" (4.11m x 3.43m")  
With a two deep built in cupboards and one radiator,

### BEDROOM 3

15'9" x 10' (4.80m" x 3.05m)  
With laminate flooring and one radiator.

### BEDROOM 4

9'6" x 8'9" (2.90m" x 2.67m")  
With laminate flooring and one radiator.

### SHOWER ROOM

7' x 6'3" (2.13m x 1.91m")  
With a modern suite comprising a large shower enclosure, vanity wash hand basin and wc. Tiled walls with alcove shelving and towel radiator

### OUTSIDE

The property fronts onto a lawned foregaren with a private parking drive in front of the single garage. A sheltered patio adjoins the side of the kitchen where there is a seating area and hot tub (available by negotiation). To the rear is a lovely enclosed garden with a paved patio and generous lawn beyond. There are hand gated to either side of the property, external lighting and an outside cold water tap.

### INTEGRAL GARAGE

17'6" x 8'3" (5.33m" x 2.51m")  
With an up and over door and door from hallway. With light and power and the wall mounted gas

combi boiler, fitted base and wall units and plumbing for a washing machine.

### TENURE

The property is understood to be freehold, confirmation will be provided by the vendors solicitors, and vacant possession will be given upon completion.

### COUNCIL TAX

The property is in council tax band E.



Ground Floor



First Floor

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