



3, Meadow Court,
Brough, Newport, HU15 2HX
Guide Price £475,000



This detached family residence is superbly nestled within a cul de sac close proximity to local amenities and schools.

Deceptive in size, its generously proportioned interior encompasses an entrance hallway, convenient cloakroom, dining room, study/bedroom five and a spacious kitchen/family area and a practical utility room on the ground floor. On the first floor, you will find four bedrooms, two of which have their own en-suite facilities, as well as a family bathroom

Surrounded by well-maintained gardens and a private driveway that leads to a double garage.

East Riding of Yorkshire Council - band E
Tenure - Freehold
EPC rating - C



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East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Composite half glazed leaded front door with UPVC side panels gives access to the entrance hall. Kardean flooring, understairs cupboard and doors leading to...

DINING ROOM

3.95 x 3.21 (12'11" x 10'6")

UPVC double glazed bay window to front aspect, radiator and pendant light fitting.

BEDROOM 5/STUDY

11.7 x 8.3 (38'4" x 27'2")

UPVC double glazed window to side aspect. Radiator and single pendant light fitting. Wood effect flooring.

CLOAKROOM

UPVC double glazed window to side aspect, wall mounted wash basin and low level WC. Half tiled walls.

LIVING ROOM

UPVC double glazed window to rear aspect, feature coal effect electric fire, and surround. two single pendant light fittings

KITCHEN/BREAKFAST ROOM

18.11 x 16.6 (59'4" x 54'5")

UPVC double glazed window and french doors to the rear, Kardean flooring, a range of base and wall mounted units with complimentary work tops, double integrated oven, 5 burner gas hob. composite sink and half drainer, integrated fridge/freezer and separate under counter freezer. Breakfast peninsula, with three pendant lights over and downlights over the kitchen and dining area. Door leading to...

UTILITY ROOM

30.78m x 1.52m (101 x 5)

UPVC half glazed door to side aspect. A range of base and wall mounted units, and stainless steel sink drainer with mixer tap, Kardean flooring. Single pendant light fitting.

FIRST FLOOR

LANDING

Gallery landing with UPVC double glazed window to front aspect, built in cupboard housing hot water cylinder. Single pendant light fitting.

MASTER BEDROOM

4.57m' x 3.23m (15'0" x 10'7")

UPVC double glazed window to rear aspect, single pendant light fitting, door leading to...

ENSUITE

2.13m x 1.68m (7'0" x 5'6")

UPVC double glazed window to rear aspect, walk in shower, vanity wash basin and low level WC, tile floor and tiled walls.

DRESSING ROOM

1.65 x 1.7 (5'4" x 5'6")

Pendant light fitting, built in rails and shelves

BEDROOM 2

3.21 x 3.19 (10'6" x 10'5")

UPVC double glazed window to front aspect, single pendant light fitting, door leading to...

ENSUITE

1.69 x 1.41 (5'6" x 4'7")

Shower cubicle, corner pedestal wash basin, low level WC fully tiled, UPVC double glazed window to side aspect and heated towel rail.

FAMILY BATHROOM

3.47 x 1.96 (11'4" x 6'5")

UPVC double glazed window to side aspect, panel bath, heated towel rail, range of built in furniture, housing vanity wash basin, concealed low level WC, separate shower cubicle, tiled splashbacks and flooring, downlights to the ceiling.

BEDROOM 3

4.47 x 2.77 (14'7" x 9'1")

UPVC double glazed window to rear aspect, range of built in wardrobes, single pendant light fitting.

BEDROOM 4

3.55 x 2.99 (11'7" x 9'9")

UPVC double glazed to front aspect, single pendant light fitting.

OUTSIDE

FRONT GARDEN

Laid mainly to lawn with hedging to the side boundary.

DRIVEWAY AND GARAGE

Driveway providing ample off street parking and double garage with electric door and a further car port.

REAR GARDEN

High level boundary fences, sweeping paved patio area, garden mainly laid to lawn with well established borders, and mature shrubs, canopy summer house with power and light.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

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.

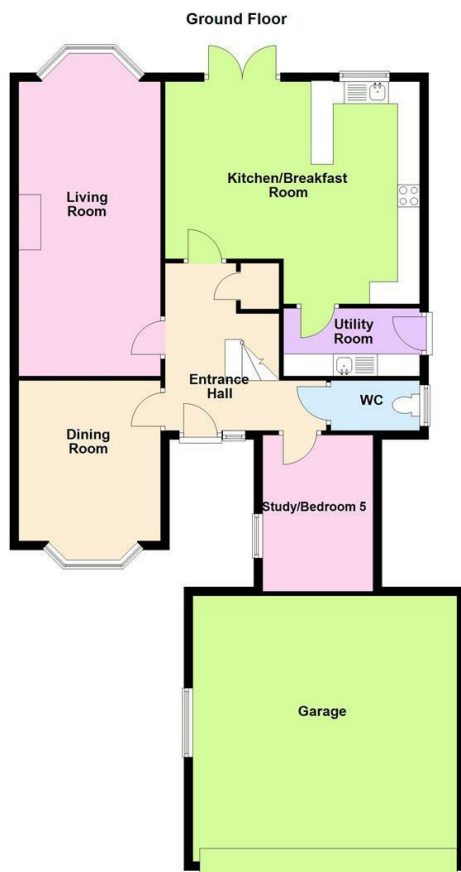
SERVICES AND APPLIANCES

Mains water, drainage, electricity and gas are connected to the property. None of the appliances have been checked by the agent.

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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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

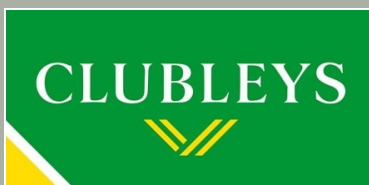
FREE VALUATIONS FOR SALE

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	84
EU Directive 2002/91/EC		

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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.