

3, Meadow Court,  
Newport, HU15 2HX  
Guide Price £464,950



## ABOUT THE PROPERTY

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A delightful detached family residence located in the charming area of Newport.

This property is perfectly situated within a cul de sac, offering both convenience, with local amenities and schools just a stone's throw away.

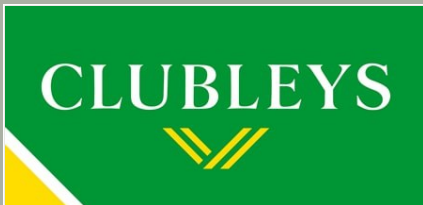
As you step inside, you will be greeted by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor boasts two inviting reception rooms, including a dining room ideal for family gatherings and a versatile study that can easily serve as a fifth bedroom. The heart of the home is the expansive kitchen/family area, which is perfect for both cooking and entertaining, complemented by a practical utility room for added convenience. A cloakroom completes the ground floor, ensuring that guests are well accommodated.

Venturing upstairs, you will discover four generously sized bedrooms, two of which feature their own en-suite facilities, providing a touch of luxury and privacy. A well-appointed family bathroom serves the remaining bedrooms, making this home ideal for family living.

Outside, the property is surrounded by beautifully maintained gardens, offering a serene outdoor space for relaxation and play. A private driveway leads to a double garage, providing ample parking and storage options.  
East Riding of Yorkshire Council Tax Band: E  
EPC Rating: C







Tenure: Freehold  
East Riding of Yorkshire  
Band: E

## THE ACCOMODATION 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 gas 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.





#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### 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.

#### MATERIAL INFORMATION

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

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.

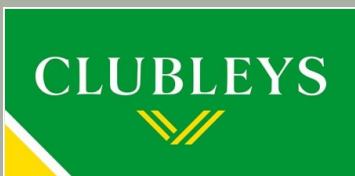
#### MORTGAGES

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](mailto: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.

#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.