



Main Road, Newport, HU15 2RG
£475,000


**Philip
Bannister**
Estate & Letting Agents

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Key Features

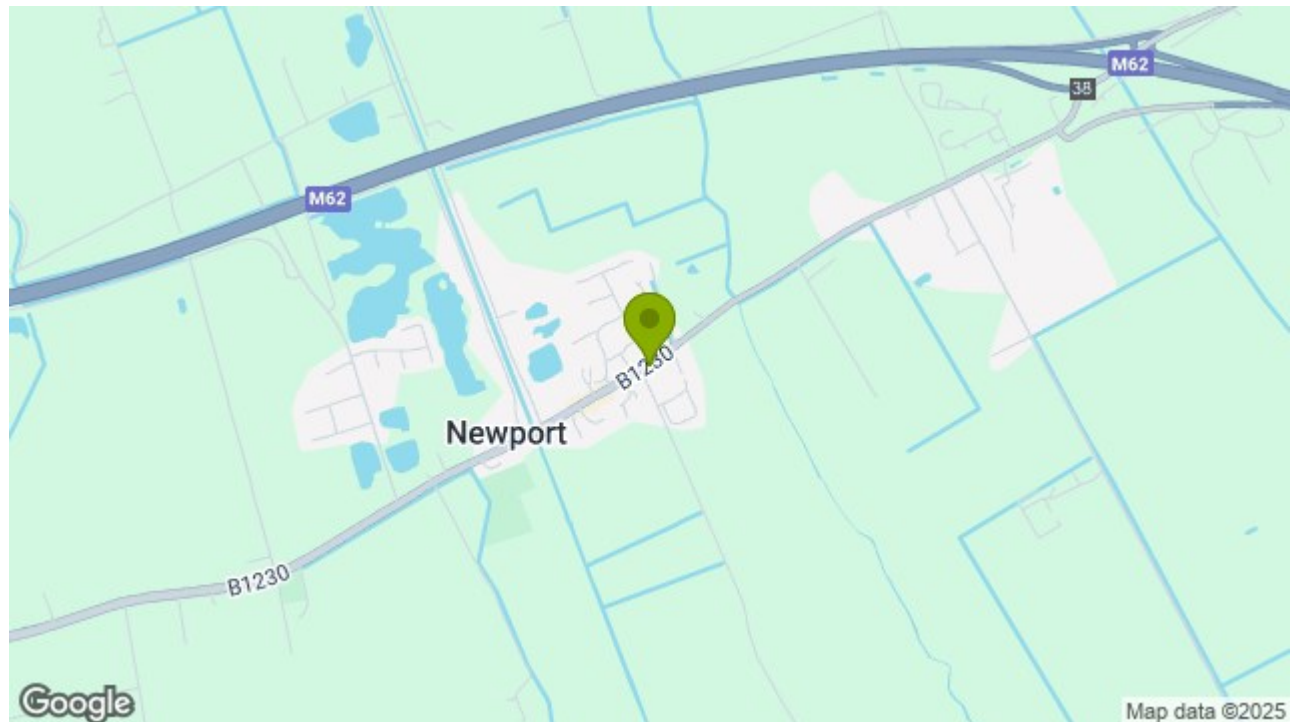
- Spacious Family Home
- 5 Good Sized Bedrooms
- Private Southerly Rear Garden
- Income Generating Solar Panels*
- Generous Lounge, Dining & Breakfast Rooms
- Modern En-Suite & Bathroom
- Study & Cloakroom/WC
- Contemporary Kitchen & Utility Room
- Driveway Parking
- EPC = B / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

This individual detached five-bedroom family home is situated on a generous plot with a highly desirable southerly rear garden, offering excellent privacy as it is not overlooked from the back. The property is designed for spacious, versatile living, starting with a welcoming entrance hall and a modern cloakroom/WC. The dual-aspect lounge, with patio doors leading to the garden, provides ample natural light and seamless indoor-outdoor living. A formal dining room offers a space for entertaining, while the modern fitted kitchen, equipped with high-end appliances, opens into a bright breakfast room. A separate utility room and a study with fitted office furniture further enhance the home's practicality.

Upstairs, the first floor comprises five well-proportioned bedrooms, four of which benefit from fitted wardrobes, ensuring ample storage. The primary bedroom features a stylish en-suite shower room, while the luxurious family bathroom includes a contemporary four-piece suite. The exterior of the property continues to impress with a spacious gravel driveway offering plenty of parking space and leading to a double garage. The expansive rear garden, mainly laid to lawn, provides a private outdoor space, perfect for family living and entertaining.

The property also benefits from solar panels to the rear elevation which subsidise the electricity to the property and can generate an income through a feed-in tariff.







ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A spacious entrance which allows access to the property. There is a staircase leading to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and vanity wash basin within a fixed unit. There is partial tiling to the walls.

LOUNGE

19'10 x 13' (6.05m x 3.96m)

A spacious dual aspect reception room with a bay window to the front elevation and sliding patio doors to the rear. There is a feature fireplace and double doors leading to:

DINING ROOM

11'4 x 12'6 (3.45m x 3.81m)

With sliding doors opening to the rear garden.

STUDY

9' x 9'11 (2.74m x 3.02m)

With fitted office furniture.

KITCHEN

13'11 x 9'8 (4.24m x 2.95m)

The modern kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces and a matching splashback, composite sink unit, integrated appliances which a NEFF oven, FABER extractor hood over a gas hob, fridge freezer. There is space and plumbing for a dishwasher. Opening to:

BREAKFAST ROOM

7'6 x 9'1 (2.29m x 2.77m)

Perfectly positioned off the kitchen, with space for a breakfast table and chairs.

UTILITY ROOM

9'2 x 6'1 (2.79m x 1.85m)

Located off the kitchen with matching wall and base units, worksurfaces and splashbacks. There is a stainless steel sink unit and a door leading to the rear of the property.

FIRST FLOOR

LANDING

A spacious landing area with access to the accommodation at first floor level.

BEDROOM 1

12'6 x 14'1 (3.81m x 4.29m)

A spacious double bedroom with a range of fitted wardrobes, bedside tables, overhead storage and a dressing table. There is access to:

EN-SUITE

The contemporary en-suite is fitted with a wall hung wash basin, WC and a large walk-in shower with a thermostatic shower and splashboards. There are half tiled walls and a chrome heated towel rail.

BEDROOM 2

11'4 x 11'2 + wardrobes (3.45m x 3.40m + wardrobes)

A second double bedroom with fitted wardrobes.

BEDROOM 3

11'5 x 10'11 + wardrobes (3.48m x 3.33m + wardrobes)

A further double bedroom with fitted wardrobes.

BEDROOM 4

10' x 8'1 + wardrobes (3.05m x 2.46m + wardrobes)

A good sized fourth bedroom with fitted wardrobes.

BEDROOM 5

8'3 x 7'10 (2.51m x 2.39m)

A good sized fifth bedroom.

BATHROOM

6'1 x 13' (1.85m x 3.96m)

A well proportioned family bathroom which is fitted with a four piece suite comprising WC, wall hung wash basin, bath and a shower enclosure with splashboards and a thermostatic shower. There are half tiled walls and a chrome heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway which provides excellent off street parking and leads to a double garage. There is a shaped lawn adjacent to the driveway and gated access to the side of the house.

REAR

The established rear garden enjoys a southerly aspect and excellent privacy. It is mainly laid to lawn and there are a range of planting beds, hedging and a patio area to one corner. To the opposite there is a small allotment area with a greenhouse.

DOUBLE GARAGE

A double garage with twin doors, light and power supply.

SOLAR PANELS

The solar panels are installed on the rear roof elevation of the property and are designed to reduce the running cost of the property. The also benefit





from a Feed-In-Tariff.*

*N.B. This is dependant of energy usage at the property along with hours of sunlight etc

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

PROBATE

The property is to be sold, subject to Grant Of Probate.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





