



Ocean Drive, Newport, HU15 2QX

£375,000

  
**Philip  
Bannister**  
Estate & Letting Agents

Platinum Collection



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## Ocean Drive, Newport, HU15 2QX

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Nestled in a secluded and tranquil location, this breathtaking semi-detached bungalow sits on an expansive plot of approximately 0.3 acres, offering a perfect blend of luxury and privacy. Extensively upgraded, remodelled, and extended, this stunning home features a welcoming entrance hall that leads to a spacious front-facing lounge, complete with a fabulous fireplace housing a 7kW multi-fuel burning stove. The property boasts two double bedrooms, a third versatile bedroom currently used as a dressing room, with the luxurious primary bedroom with an open en-suite and sliding doors that frame picturesque garden views, complementing the main shower room. The open-plan living kitchen diner serves as the heart of the home, showcasing a high-end fitted kitchen with integrated appliances and bi-folding doors that seamlessly connect the interior to the rear terrace. A pantry and a convenient WC are thoughtfully located off the kitchen.

The outdoor space is truly a standout feature, with mature, landscaped gardens providing exceptional privacy. The grounds include a useful workshop, a shed, and a converted railway carriage repurposed as a charming home studio, offering endless possibilities. Solar panels with a storage battery enhance the property's energy efficiency, adding a modern, eco-friendly touch to this exceptional home. A shared driveway opens to extensive parking alongside a private driveway and garage.



# Ocean Drive, Newport, HU15 2QX

## Key Features

- Breathtaking Bungalow
- Set In Appox. 0.3 Acres
- 2 / 3 Bedrooms
- Stunning Open Plan Living Dining Kitchen
- Spacious Lounge With Multi-Fuel Burning Stove
- Solar Panels With Storage Battery
- Impressive Rear Garden
- Extensive Parking & Garage
- EPC = D
- Council Tax = B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### VESTIBULE

Allowing access to the property through a residential entrance door. An internal door leads to:

#### HALL

A welcoming entrance hall with exposed timber flooring, a loft hatch and access to:

#### LOUNGE

20'1 x 14'7 (6.12m x 4.45m)

A spacious front facing lounge with an impressive 7kw multi-fuel stove, exposed timber flooring and a bow window to the front elevation.

#### OPEN PLAN LIVING DINING KITCHEN

28'8 max x 20'1 max (8.74m max x 6.12m max)

This stunning open-plan living kitchen diner is truly the heart of the home, thoughtfully designed with dedicated areas for cooking, dining, and relaxation. The high-end kitchen boasts sleek composite work surfaces, a recessed sink unit, and an extensive range of wall and base units complemented by a matching island with a breakfast bar. Premium appliances, including a NEFF double oven with a warming drawer, hob with extractor hood, integrated fridge freezer, dishwasher, and a wine cooler, cater to every culinary need. The space is enriched by exposed timber flooring, a large skylight that floods the area with natural light, and bi-folding doors that seamlessly connect to the rear terrace, making it perfect for entertaining or unwinding in style.

#### PANTRY

A useful pantry positioned off off the kitchen, with shelving, plumbing for an automatic washing machine and space for a tumble dryer.

#### W.C.

Fitted with a WC and wash basin. There is a window to the rear.

#### SHOWER ROOM

Fitted with a modern three piece suite comprising WC, vanity wash basin on a fixed unit and a large shower enclosure with a thermostatic shower. There is partial wet-boarding to the walls.

#### BEDROOM 2

16' x 11'11 (4.88m x 3.63m)

A generous double bedroom with windows to the front and side elevations.

#### BEDROOM 1

15'11" x 11'10" (4.87 x 3.61)

The impressive primary bedroom is a feature of the property, with ample space for a king size bed and a seating area with sliding doors opening to the garden terrace. Opening to:

#### EN-SUITE

This stylish en-suite is open to the bedroom and features a three piece suite comprising WC, pedestal wash basin and a freestanding bath. There are OSB part panelled walls and flooring.

#### DRESSING ROOM/BEDROOM 3

6'11 x 11'10 (2.11m x 3.61m)

Originally the third bedroom, this room has been converted to a dressing room to bedroom one. With a window to the side elevation.

#### OUTSIDE

## THE GROUNDS

The property boasts approximately 0.3 acres of beautifully maintained grounds, ideal for gardening enthusiasts. A spacious lawn extends to the rear boundary, flanked by well-established vegetable and fruit plots, as well as mature apple and plum trees. Perimeter hedging provides excellent privacy, while a large terraced patio adjoins the rear of the property, perfect for outdoor entertaining. A secluded seating area adds a tranquil touch, complemented by two practical garden sheds, log store, a workshop equipped with power and lighting, and a unique converted railway carriage that serves as an inspiring studio space.

#### DRIVEWAY & GARAGE

A shared driveway leads to the property where there is extensive gravelled parking and a driveway which leads to a garage.

#### SOLAR PANELS AND BATTERY

A rooftop solar panel system, paired with a storage battery, harnesses sunlight to generate and store renewable energy for efficient use.

#### GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of Fischer panelled heaters.

HOT WATER - Installed with an Aquafficient instant hot water system.

VENTILATION SYSTEM - Installed with a positive input ventilation system.

ELECTRICAL SYSTEM - The property benefits from a total rewire in 2021.

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 B. (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.

## 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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

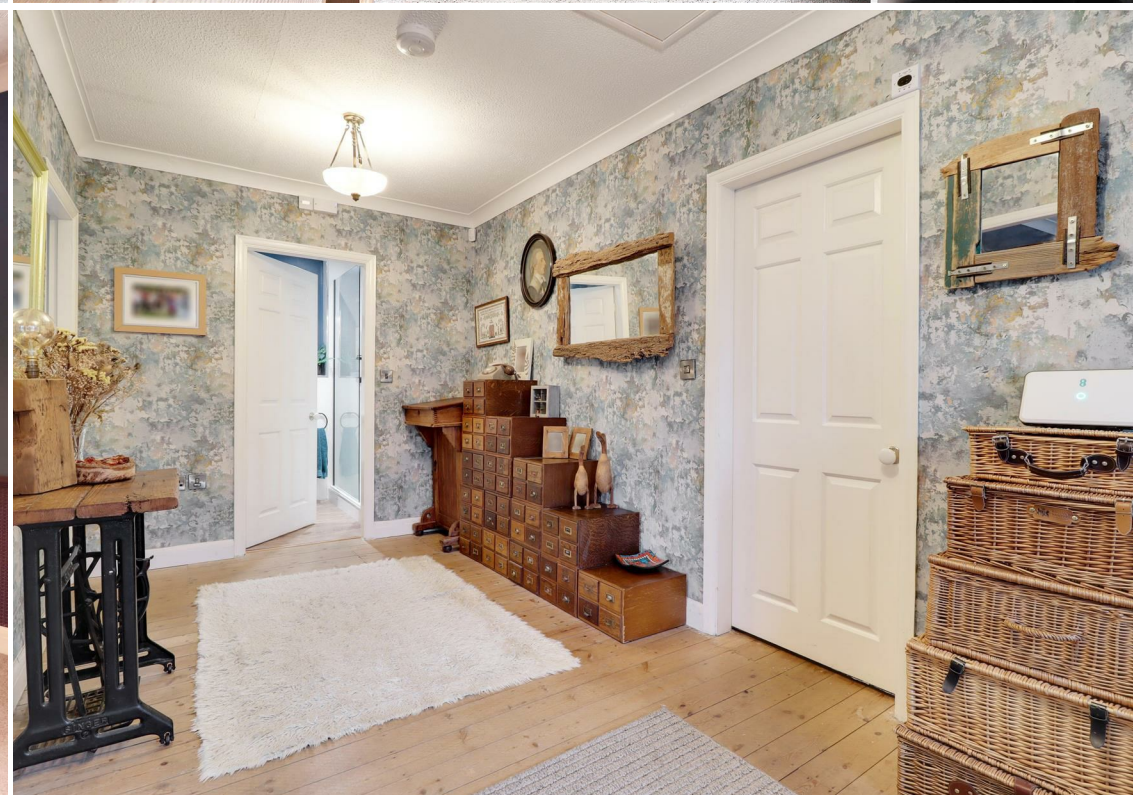
In compliance with NTSTEAT Guidance on Referral

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









GROUND FLOOR  
1507 sq.ft. (140.0 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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 is to their operability or efficiency can be given.  
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