



The Poplars,  
Eastrington, Newland, DN14 7XD  
£420,000



## ABOUT THE PROPERTY

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Nestled in the charming area of Newland, Goole, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,281 square feet, the property boasts three spacious reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen and dining areas are ideal for family gatherings or hosting friends.

A beautiful, much loved home featuring three bedrooms, ensuring that there is plenty of room for family or guests. The bathroom is thoughtfully designed, catering to the needs of family living. Built in 1987, the property has been well-maintained and offers a wonderful opportunity for those seeking a home with character and charm.

The surrounding area of Newland is known for its friendly community and accessibility to local amenities, making it an ideal location for families and professionals alike. With its single-storey layout, this bungalow is particularly appealing for those seeking ease of movement and a low-maintenance lifestyle.

In summary, this detached bungalow presents a fantastic opportunity for anyone looking for a spacious and comfortable home in a lovely setting. Don't miss the chance to make this bungalow your own.

Tenure - Freehold  
Council Tax Band - D







Tenure: Freehold  
East Riding of Yorkshire  
Band: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

UPVC entrance door, laminate flooring, radiator, access to all rooms.

### LOUNGE

5.87 x 3.81 (19'3" x 12'5")

UPVC double glazed suspended bay to the front, UPVC double glazed window to the side, gas fire with marble hearth & wooden surround, radiator, archway leading to dining room.

### DINING ROOM

4.37 x 2.59 (14'4" x 8'5")

UPVC double glazed window to the rear, space for dining table, radiator, double wooden doors leading to conservatory, serving hatch.

### CONSERVATORY

4.52 x 4.32 (14'9" x 14'2")

UPVC double glazed window, UPVC double glazed doors leading to the stunning grounds, tiled flooring.

### KITCHEN

4.42 x 3.05 (14'6" x 10'0")

Fitted with a range of wall, floor and base units, complimentary work surfaces. 'Rangemaster' cooker with gas hob, matching extractor, sink unit with mixer tap, space for fridge/freezer. Radiator, UPVC double glazed window to the side, UPVC double glazed stable door leading to rear garden, serving hatch.

### BEDROOM ONE

5.84 x 3.71 (19'1" x 12'2")

Larger than average spacious room with dual aspect double glazed windows to the front & rear, radiators, feature wood panelled ceiling.

### BEDROOM TWO

2.84 x 2.57 (9'3" x 8'5")

UPVC double glazed window to the front, fitted wardrobes, radiator.

### BEDROOM THREE/OFFICE

4.47 x 3.15 (14'7" x 10'4")

UPVC double glazed window to the front, radiator, access to a versatile space with the potential of use as an ensuite. UPVC double glazed door leading to side of property.

### UTILITY

Access to boiler (2 years old), plumbing for washing machine.

## BATHROOM

Modern suite comprising: Corner panelled bath with tap, vanity sink unit, low level W.C, chrome towel radiator, fully tiled.

## OUTSIDE

To the front of the property the block paved driveway provides ample off road parking, a triple garage with electric doors and personnel door to the side is a fabulous additional space. Brick boundary wall & wrought iron gate.

The rear of the property provides the most serene setting with vast stunning mature, established lawned grounds, a paved patio area, raised feature pond area with further private paved patio and seating area. Mature shrubs & trees surround the perimeter and timber fencing to the boundary.

## 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.

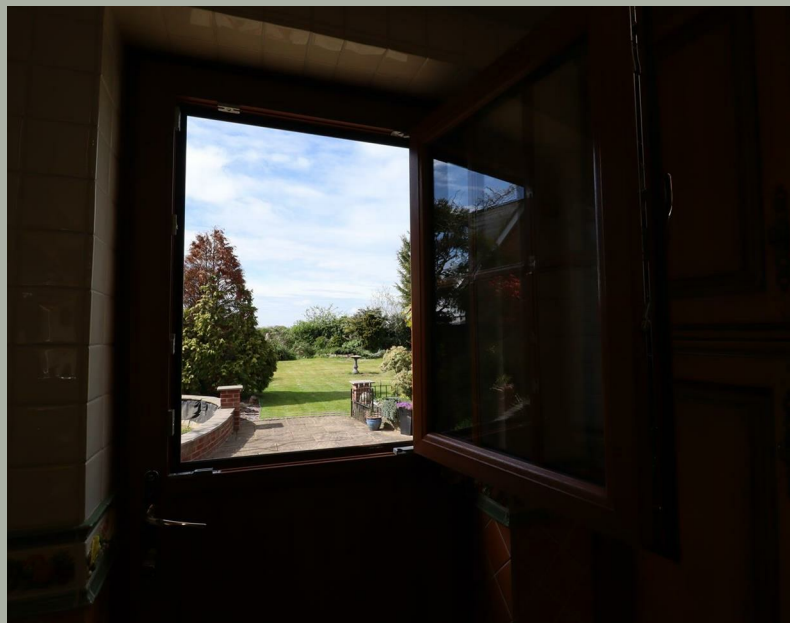
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

## SERVICES

Mains gas, electricity & water are connected to the property.

## APPLIANCES

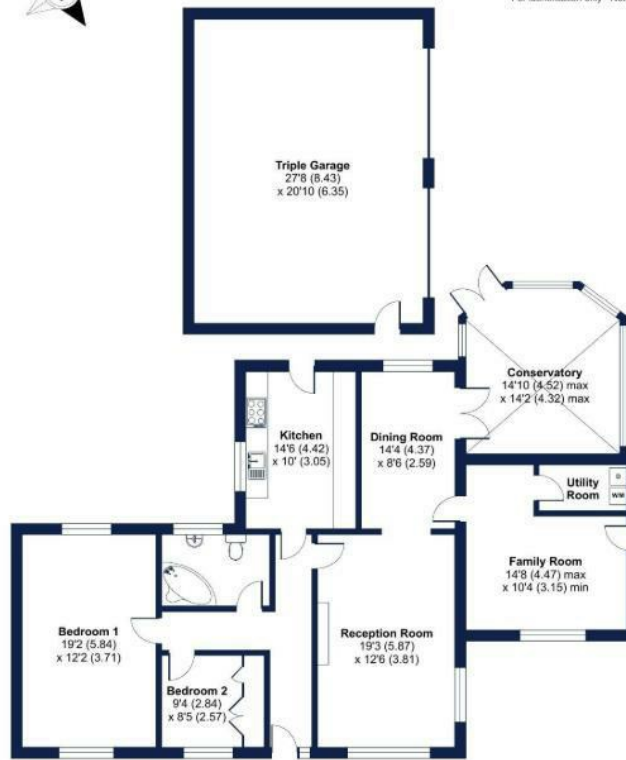
None of the appliances have been tested by the agent.



## The Poplars, Newland, Goole, DN14

Approximate Area = 1498 sq ft / 139.1 sq m  
 Garage = 576 sq ft / 53.5 sq m  
 Total = 2074 sq ft / 192.6 sq m

For identification only - Not to scale



GROUND FLOOR

### 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>

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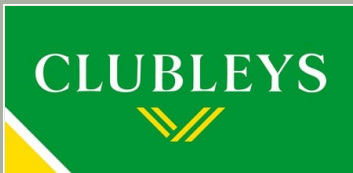
### MORTGAGES

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.