



Quick & Clarke

PROPERTY SPECIALISTS

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Maple Lodge, 3 The Meadows, Brandesburton, YO25 8QG
Offers in the region of £389,950



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(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	

- Well appointed detached house
- Private cul -de-sac setting
- Modern en-suite to master bedroom
- Lovely enclosed garden
- Energy Rating - C

- Very popular village location
- Stunning open plan kitchen dining room
- Integral garage and parking drive
- Council Tax Band - E

LOCATION

This property enjoys a tucked away location on The Meadows, a small and pleasantly varied cul-de-sac which leads off Frodingam Road close to the centre of this popular village.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators, UPVC double glazing and is arranged over two floors as follows:

ENTRANCE HALL

uPVC front entrance door, engineered oak flooring, spindled staircase leading to the first floor incorporating a deep understairs cupboard and a personnel door to the garage.

CLOAKS/WC

Wash basin with tiled splashback, low level WC, engineered oak flooring and one central heating radiator.

LOUNGE

12'11" x 15'11" plus bay
Bay window to the front, gas fire set in a conglomerate marble hearth and inset, engineered oak flooring, two wall light points, ceiling cove and two central heating radiators.

KITCHEN DINING AND DAY ROOM

26'9" x 15'3" overall plus 8'2" x 3'11"
With an excellent range of base and wall units incorporating full height storage cupboards and a double

width island which has composite worksurfaces with a Bosch induction hob and feature extractor and ceiling light above, Bosch oven and microwave oven, an inset 1 1/2 bowl ceramic sink, double French doors leading to the rear garden set in a feature bay, uPVC door leading to the side garden, engineered oak flooring, a ladder radiator, two central heating radiators, downlighting and feature lighting to the kickboard.

FIRST FLOOR LANDING

Access hatch leading to the roofspace, built-in cupboard, one central heating radiator and doorways to:

MASTER BEDROOM

12'10" x 15'10"
With one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

7'5" x 6'2"
Recently upgraded with a modern corner shower cubicle, vanity unity housing the wash hand basin and concealed cistern w.c, mermaid boarding to the walls and a feature wall radiator.

BEDROOM 2

13'6" x 11'3"
With a two deep built in cupboards and one radiator,

BEDROOM 3

15'9" x 10'
With laminate flooring and one radiator.

BEDROOM 4

9'6" x 8'9"
With laminate flooring and one radiator.

SHOWER ROOM

7' x 6'3"
With a modern suite comprising a large shower enclosure, vanity wash hand basin and wc. Tiled walls with alcove shelving and towel radiator

OUTSIDE

The property fronts onto a lawned foregaren with a private parking drive in front of the single garage. A sheltered patio adjoins the side of the kitchen where there is a seating area and hot tub. To the rear is a lovely enclosed garden with a paved patio and generous lawn beyond. There are hand gated to either side of the property, external lighting and an outside cold water tap.

INTEGRAL GARAGE

17'6" x 8'3"

With an up and over door and door from hallway. With light and power and the wall mounted gas combi boiler, fitted base and wall units and plumbing for a washing machine.

TENURE

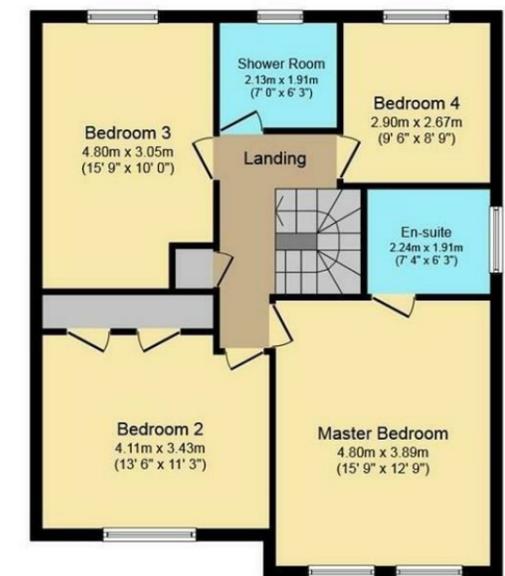
The property is understood to be freehold, confirmation will be provided by the vendors solicitors, and vacant possession will be given upon completion.

COUNCIL TAX

The property is in council tax band E.



Ground Floor



First Floor