CLUBLEYS

3, Meadow Court, Newport, HU15 2HX
Guide Price £452,950

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ABOUT THE PROPERTY

A splendid DETACHED house which offers a perfect blend of comfort and modern living. With 4/5 spacious bedrooms, this property is ideal for those seeking space to grow in this family friendly village setting. The house boasts two inviting reception rooms, plus a stunning kitchen/breakfast room and utility.

Standout features of this home are the master bedroom with ensuite and dressing room, two further well-appointed bathrooms perfect for guests or family. The property is situated in a peaceful cul-de-sac, while still being close to community life in Newport and easy access to A63/M62.

For those who appreciate outdoor living, the garden includes a delightful summer house, perfect for enjoying warm afternoons with well establish landscaped garden. Additionally, the property provides a double garage and parking for up to three vehicles, making it practical for families or those with multiple cars.

This residence is not just a house; its a true home. With its generous living spaces and in a prime location, this property is a rare find in Newport. Whether you are looking to settle down or invest in a family home, this house will not disappoint.

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Estate Agents | Lettings Agents | Chartered Surveyors

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.

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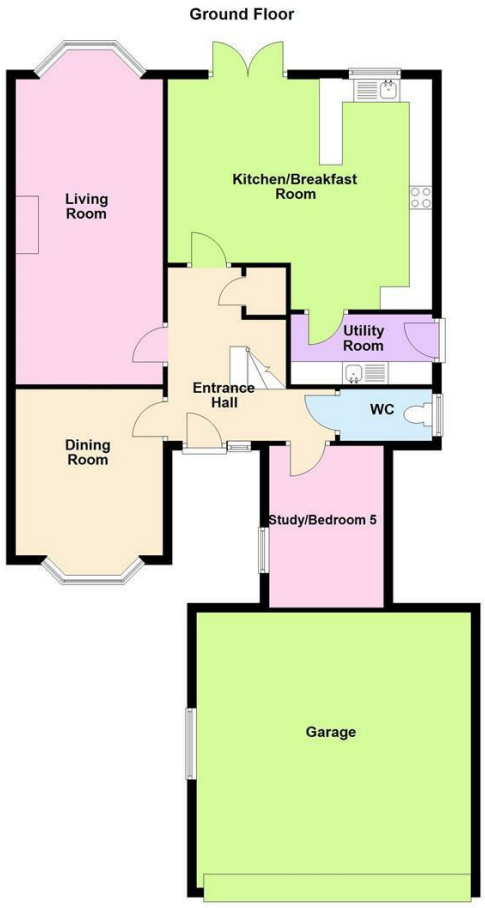

VIEWING
By appointment with the Agent.

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 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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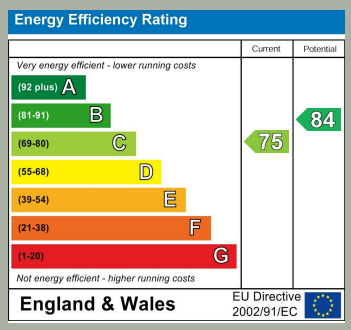

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.