



The Aster, 1, Waudby Nook,
Welton, HU15 1GR
£399,995



Brand New Development in Welton – 'The Aster'

Offered for sale with no onward chain, this impressive brand-new detached family home combines stylish modern design with spacious living accommodation throughout.

The property features four well-proportioned bedrooms, including two luxurious en-suite shower rooms, alongside a contemporary family bathroom. The heart of the home is the superb open-plan breakfast kitchen and family area, complete with a range of integrated appliances, complemented by a spacious lounge and a separate dining room, ideal for both family living and entertaining.

Externally, the property enjoys an enclosed rear lawned garden, together with a private driveway and garage.

A range of attractive purchaser incentives may be available. Please contact the selling agent for further details.



Tenure: Freehold
East Riding of Yorkshire
BAND: New Build

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hallway with radiator, ceiling light, staircase off to the first floor and doors off to the living room, dining room and kitchen. Storage cupboard.

CLOAKROOM/WC

0.91m x 2.06m (3'0" x 6'9")

Suite with low flush WC and pedestal wash hand basin.

LIVING ROOM

3.59 x 4.74 (11'9" x 15'6")

Spacious living area with window to front elevation, radiator, ceiling light.

DINING ROOM

2.67 x 3.02 (8'9" x 9'10")

Versatile space for dining table and chairs, multi use. Window to front elevation.

BREAKFAST KITCHEN/FAMILY AREA

8.56 x 3.22 (28'1" x 10'6")

Vast space, very versatile living area affording multi use. The kitchen area itself displays an array of base, floor, wall and drawer units with complimentary work surfaces and upstands. Comprising: double oven, gas hob, extractor over with stainless steel splash back, single drainers stainless steel sink unit, integrated appliances to incl: dishwasher, fridge freezer etc. A breakfast bar provides the perfect space for families. Radiator, window to rear elevation and French doors out to the rear garden space.

UTILITY AREA

1.98 x 1.63 (6'5" x 5'4")

FIRST FLOOR

LANDING

With storage cupboard, ceiling light, loft access.

FAMILY BATHROOM

2.71 x 2.08 (8'10" x 6'9")

Fully tiled suite - comprising: Panel bath, low flush WC, pedestal wash hand basin.

MASTER BEDROOM

3.65 x 4.26 (max) (11'11" x 13'11" (max))

Large room with wardrobe storage, window to front elevation, ceiling light and radiator. (en-suite off)

EN-SUITE

1.44 x 2.28 (4'8" x 7'5")

Contemporary suite: comprising, Walk in shower enclosure, low flush WC, vanity wash hand basin, radiator, window to the side elevation.

BEDROOM TWO

3.69 x 3.65 (12'1" x 11'11")

A further double bedroom with wardrobe storage, radiator, ceiling light and window to the front elevation. (en-suite off)

EN-SUITE

2.60 x 1.53 (8'6" x 5'0")

Contemporary suite: comprising, walk in shower enclosure, vanity wash hand basin and low flush WC, radiator and window to front elevation.

BEDROOM THREE

2.66 x 4.38 (8'8" x 14'4")

Another fabulous double room with wardrobe storage, window to the rear elevation, radiator and ceiling light.

BEDROOM FOUR

3.65 x 2.71 (11'11" x 8'10")

Double room with wardrobe storage, radiator, ceiling light and window to the rear elevation.

OUTSIDE - Front & Rear

Landscaped rear garden, mainly laid to lawn with timber boundary fencing for privacy and personnel gate allowing access to the side of the property, a paved patio lies adjacent to property whilst to the front there is a side driveway and garage providing ample parking and storage of vehicles.

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 drainage, gas, water and electricity are connected.

APPLIANCES

None of the appliances are tested by the selling agent.

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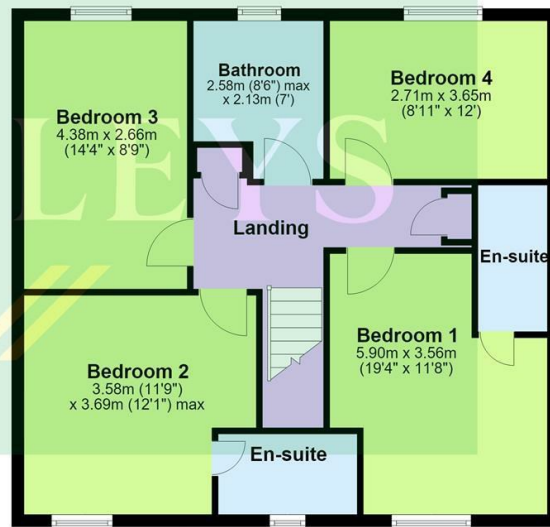


Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor



Total area: approx. 140.4 sq. metres (1511.8 sq. feet)

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.

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

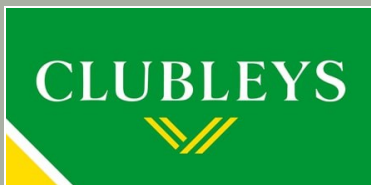
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffeldsolutions.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. Holmeffeld 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.



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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.