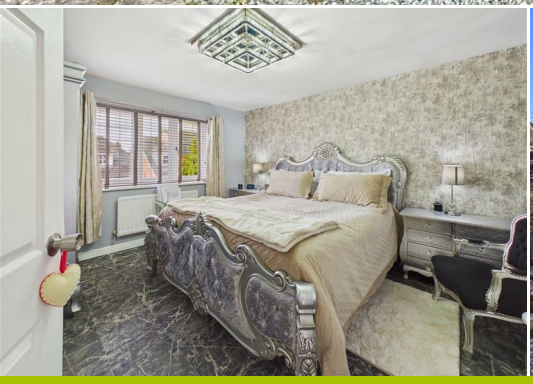
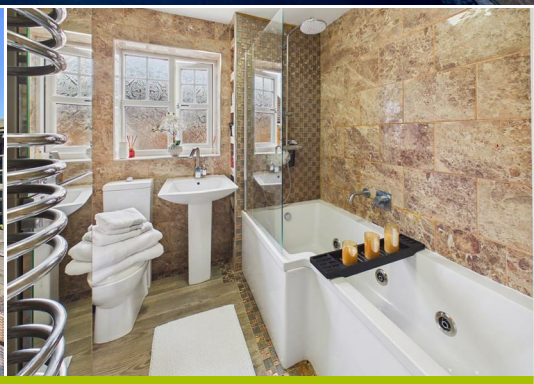
Welton Road, Brough, East Yorkshire, HU15 1AF

01482 669982
info@limbestateagents.co.uk
limbestateagents.co.uk

Limb
MOVING HOME





1 Medlar Drive, Welton, East Yorkshire, HU15 1TE

- Modern Detached Home
- Cul-de-Sac Location
- 4 Beds/2 Baths
- Council Tax Band = E
- Modern Kitchen
- Excellent Parking
- Garden with Hot Tub
- Freehold / EPC = C

Offers Over £375,000

INTRODUCTION

A Beautifully Appointed Family Home Designed for Modern Living.

Nestled within a peaceful cul-de-sac in one of Brough's most sought-after residential locations, this exceptional four-bedroom detached family home has been lovingly maintained and thoughtfully enhanced by its current owners over many years.

Offering generous living space, premium finishes and versatile accommodation throughout, this is a home that perfectly combines luxury, comfort and practical family living.

From the moment you step through the front door, the quality of this home is immediately apparent.

A striking floor flows seamlessly through the entrance hall, kitchen and family room, creating a timeless, elegant finish that immediately sets this property apart and reflects the high standard of improvements made throughout.

Designed with modern family life in mind, the spacious ground floor offers an excellent balance of open, sociable living alongside quieter spaces to relax.

The welcoming lounge is flooded with natural light and flows effortlessly into the dining room and conservatory, creating wonderful spaces for everyday family life, entertaining guests or simply enjoying peaceful evenings overlooking the garden.

At the heart of the home is the beautifully appointed contemporary kitchen, complete with quality granite worktops and the continuation of the stunning granite flooring into the adjoining family room.

This stylish yet practical space has been designed to bring people together, creating the true hub of the home where cooking, dining and family life naturally come together.

A thoughtfully converted section of the garage provides an excellent gym, home office or hobby room, while still retaining valuable storage behind the electric roller garage door, offering flexibility to suit a variety of lifestyles.

Upstairs, four generously proportioned bedrooms provide comfortable accommodation for growing families. The impressive principal bedroom enjoys its own en-suite shower room, while the luxurious family bathroom provides the perfect place to relax and unwind, featuring a jacuzzi bath with integrated LED lighting that creates a calming, spa-like atmosphere.

Beautifully presented throughout, the first floor offers comfortable, stylish accommodation ready to move straight into.

Step outside and discover one of the home's most impressive features. The beautifully landscaped rear garden has been thoughtfully designed to create a private sanctuary where you can relax, entertain and enjoy every season.

Composite decking surrounds the inviting hot tub, while the charming summerhouse provides the perfect escape for reading, relaxing or entertaining.

An ornamental koi pond creates a tranquil focal point, with thoughtfully positioned seating areas allowing you to enjoy every corner of this peaceful outdoor space.

To the front, a generous driveway provides parking for multiple vehicles, all set within a quiet, family-friendly cul-de-sac that perfectly complements the welcoming feel of this outstanding home.

More than simply a house, this is a home that has been cherished, continually improved and meticulously maintained.

Every enhancement has been made with quality, longevity and family life in mind, allowing its next owners to move straight in and begin creating memories of their own from the very first day.

KEY FEATURES

* Beautifully presented detached family home
* Quiet cul-de-sac location in a highly desirable area
* Four generous bedrooms
* Principal bedroom with en-suite shower room
* Spacious lounge, dining room and conservatory
* Contemporary kitchen with quality granite worktops
* Premium granite flooring throughout the entrance hall, kitchen and family room
* Flexible family room ideal for modern living
* Versatile gym, home office or hobby room
* Electric roller garage door with retained storage
* Luxurious family bathroom featuring a jacuzzi bath with integrated LED lighting
* Beautifully landscaped private rear garden
* Composite decking with hot tub
* Charming summerhouse
* Ornamental koi pond
* Multiple seating and entertaining areas
* Driveway providing parking for several vehicles
* Immaculately maintained throughout
* Ready to move straight into

LOCATION

Medlar Drive, a desirable cul-de-sac which forms part of a popular residential development accessed via Wiske Avenue, which runs off Loxley Way. Brough is a highly sought-after location in the East Riding of Yorkshire, offering an exceptional blend of modern amenities, a strong community feel, and unparalleled connectivity. Positioned perfectly on the A63, Brough has evolved into a premier residential village providing a welcoming and thriving environment ideal for families and professionals alike. Excellent facilities cater to all ages.

Education is served by Hunsley Primary School and Brough Primary School for younger students. For secondary education, the area is served by the well-regarded South Hunsley School and Sixth Form College in the adjacent village of Melton. Public schooling is also available locally with a combination of Hymers College in Hull, Hull Tranby in Anlaby and Pocklington School within striking distance.

The village centre and nearby retail parks offer comprehensive shopping facilities, including a number of Supermarkets, a variety of local shops, and popular dining and drinking options. Recreational needs are well catered for with Brantingham Park, Blackburn Leisure Sports & Community Club, nearby Welton Waters plus the challenging Brough Golf Course.

Brough provides superb regional connectivity, arguably the best in the area for commuters. Immediate access to the A63 and the wider M62 motorway corridor is available. Furthermore, Brough railway station is a major draw, providing regular services to Hull, Leeds, and York, alongside direct high-speed links to London King's Cross.

Accessibility to key destinations includes:

• Hull City Centre: Approx. 10 miles
• Beverley (Historic Market Town): Approx. 12 miles
• York: Approx. 35 miles
• Leeds: Approx. 60 miles

Beyond the immediate vicinity, the location offers unparalleled access to the beauty of the East Riding countryside. The nearby Yorkshire Wolds present a stunning landscape of peaceful walking trails and traditional villages. This area is perfect for outdoor enthusiasts, offering easy exploration of the coast, including the dramatic clifftops and sandy beaches. The thriving market town of Beverley is nearby with the attraction of York still convenient yet a little more distant.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

Residential entrance door to:

ENTRANCE HALLWAY

A welcoming entrance hall creates an immediate sense of space and quality, with beautiful flooring leading through to the heart of the home. A staircase rises to the first floor, setting the tone for the well-presented accommodation beyond.

CLOAKS/W.C.

Conveniently positioned off the entrance hall, the stylish ground floor cloakroom is fitted with a contemporary low-flush WC and wash hand basin, providing practicality for both family life and visiting guests.

LOUNGE/DINER

A beautifully proportioned lounge offering an inviting space to relax and unwind. The elegant quartz fireplace with integrated LED lighting and contemporary living-flame gas fire creates a stunning focal point, while the large bay window allows natural light to flood the room, enhancing its warm and welcoming atmosphere.

DINING AREA

Perfectly positioned for both family meals and entertaining, the dining room provides ample space for a large dining table and enjoys direct access to the conservatory, creating a seamless flow between the living areas.

KITCHEN

Designed to be the heart of the home, the contemporary kitchen offers generous worktop space, integrated appliances and excellent storage, making it equally suited to everyday family life and entertaining. The adjoining family room creates a sociable open-plan feel, ideal for modern living.

FAMILY ROOM

A versatile additional reception room offering endless possibilities as a family snug, playroom, reading room or home office. Patio doors open directly onto the rear garden, creating a wonderful connection between indoor and outdoor living.

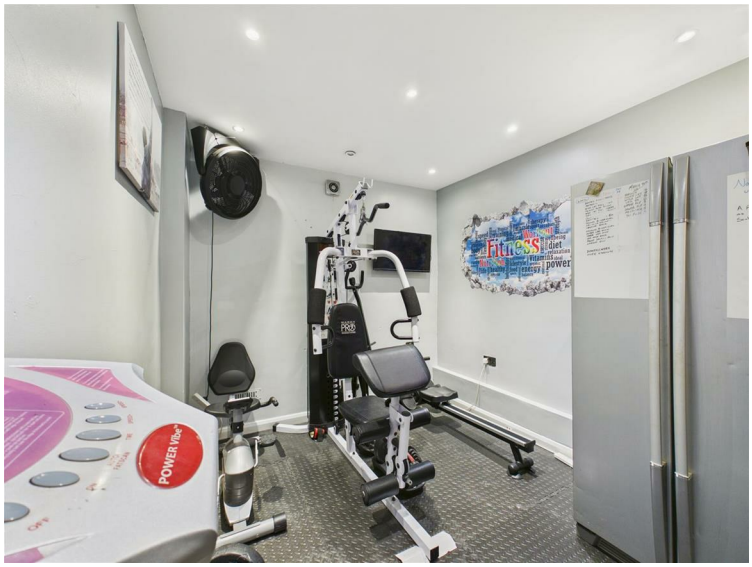
CONSERVATORY

Bathed in natural light and enjoying delightful views across the landscaped rear garden, the conservatory provides a peaceful additional reception room, perfect for relaxing with a morning coffee, reading or simply enjoying the garden throughout the seasons.

UTILITY / GYM

A practical and well-equipped utility room providing additional storage, plumbing for appliances and valuable workspace, helping to keep everyday family life organised.

Currently configured as a dedicated home gym, this impressive space demonstrates the versatility of the property and could equally be adapted as a home office, hobby room, studio or games room to suit a variety of lifestyles.



FIRST FLOOR

LANDING

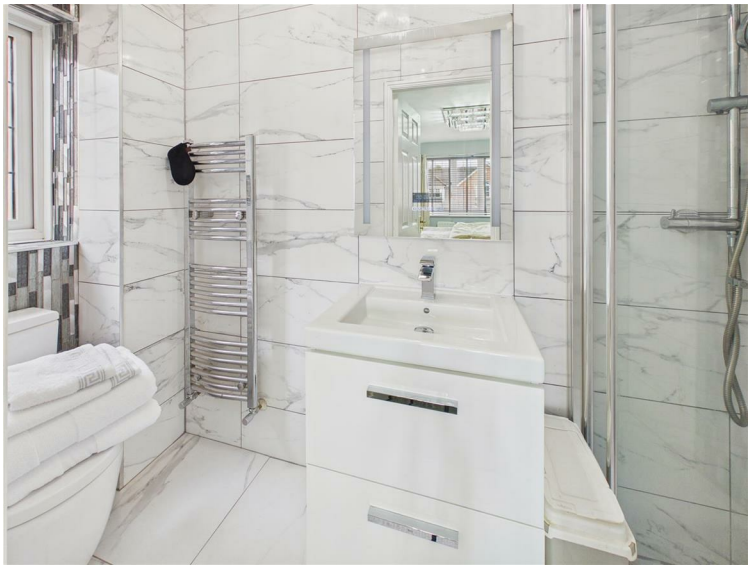
A bright and airy landing enhanced by a large window, allowing natural light to flood the first floor while providing access to all four bedrooms and the family bathroom. A useful airing cupboard and loft access complete the space.

PRINCIPAL BEDROOM

A spacious and beautifully presented principal bedroom providing a peaceful retreat at the end of the day, complete with direct access to the contemporary en-suite shower room.

EN-SUITE

Finished to a high standard, the en-suite features a contemporary shower enclosure, vanity wash hand basin, low-flush WC, heated towel rail and a stylish Bluetooth illuminated mirror, combining practicality with modern convenience.



BEDROOM 2

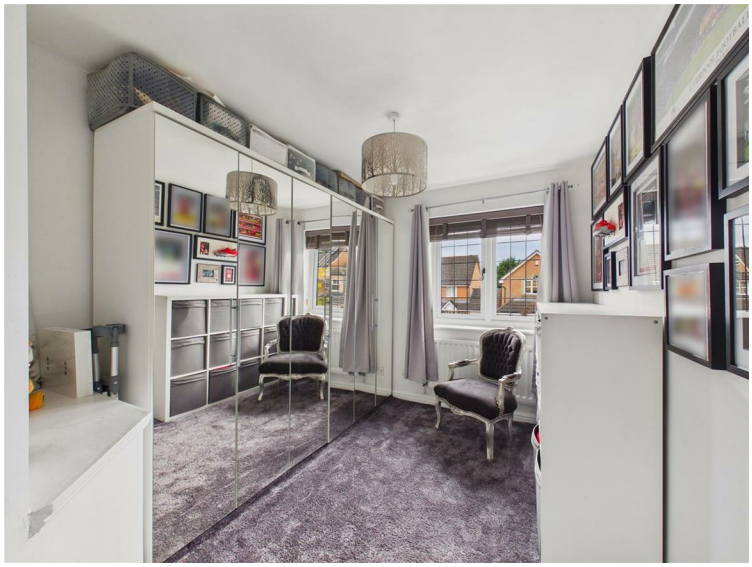
A generous double bedroom complete with fitted wardrobes, offering excellent storage and pleasant views over the rear garden.

BEDROOM 3

A well-proportioned bedroom offering flexible accommodation as a child's bedroom, guest room or comfortable workspace, with plenty of natural light.

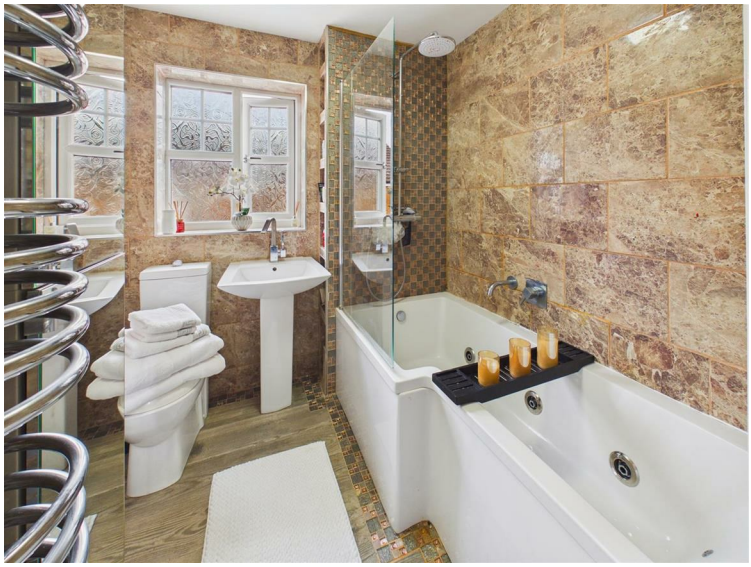
BEDROOM 4

Currently presented as a stylish dressing room, this versatile space could equally serve as a comfortable fourth bedroom, nursery or home office, adapting effortlessly to a family's changing needs.



FAMILY BATHROOM

Beautifully finished to create a luxurious, spa-inspired space, the family bathroom features an impressive L-shaped Jacuzzi bath with integrated LED lighting, a separate rainfall shower, heated towel rail, contemporary vanity storage and elegant tiling throughout, providing the perfect place to relax and unwind.



OUTSIDE

The property enjoys excellent kerb appeal with an attractive frontage, generous driveway providing parking for multiple vehicles and access to the garage, all set within a peaceful and highly sought-after cul-de-sac.

The beautifully landscaped rear garden has been thoughtfully designed for both relaxation and entertaining. Composite decking, attractive seating areas, an ornamental koi pond, luxury hot tub and charming summerhouse combine to create a private outdoor sanctuary that can be enjoyed throughout the year.

SUMMERHOUSE

A wonderful addition to the garden, the summerhouse provides a peaceful retreat away from the main house and offers endless possibilities as a reading room, hobby space, garden bar or simply somewhere to relax and enjoy the surroundings.

REAR VIEW

HEATING

The property has the benefit of gas central heating via a combi boiler installed in December 2023.

GLAZING

The property has the benefit of recently installed flush fitting anthracite grey uPVC double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

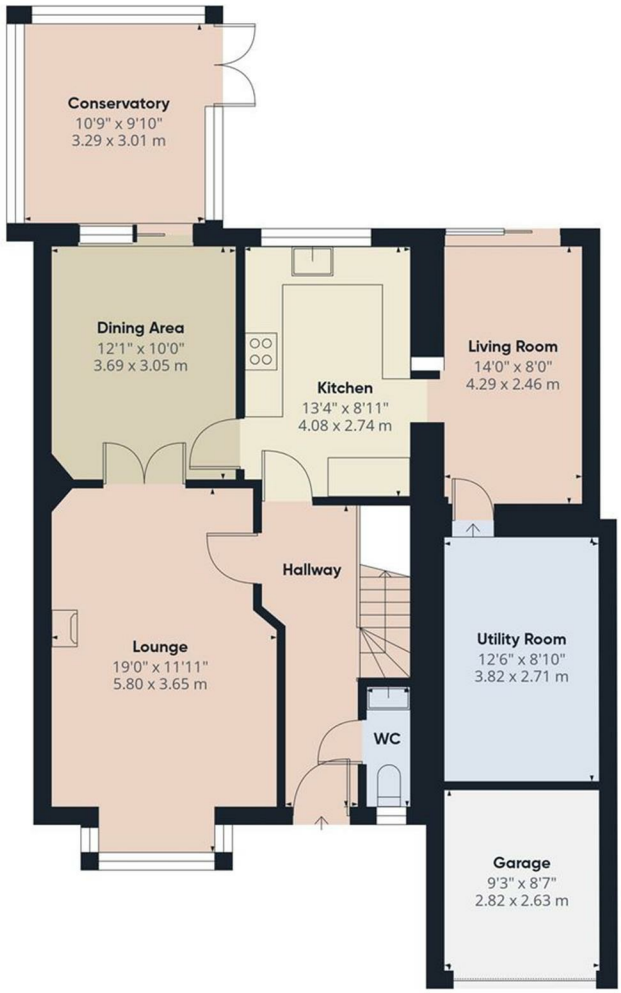
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
North Ferri
Humber
Welton Waters
Activities Centre
Google
Map data ©2026 Google



Floor 0

Approximate total area(1)

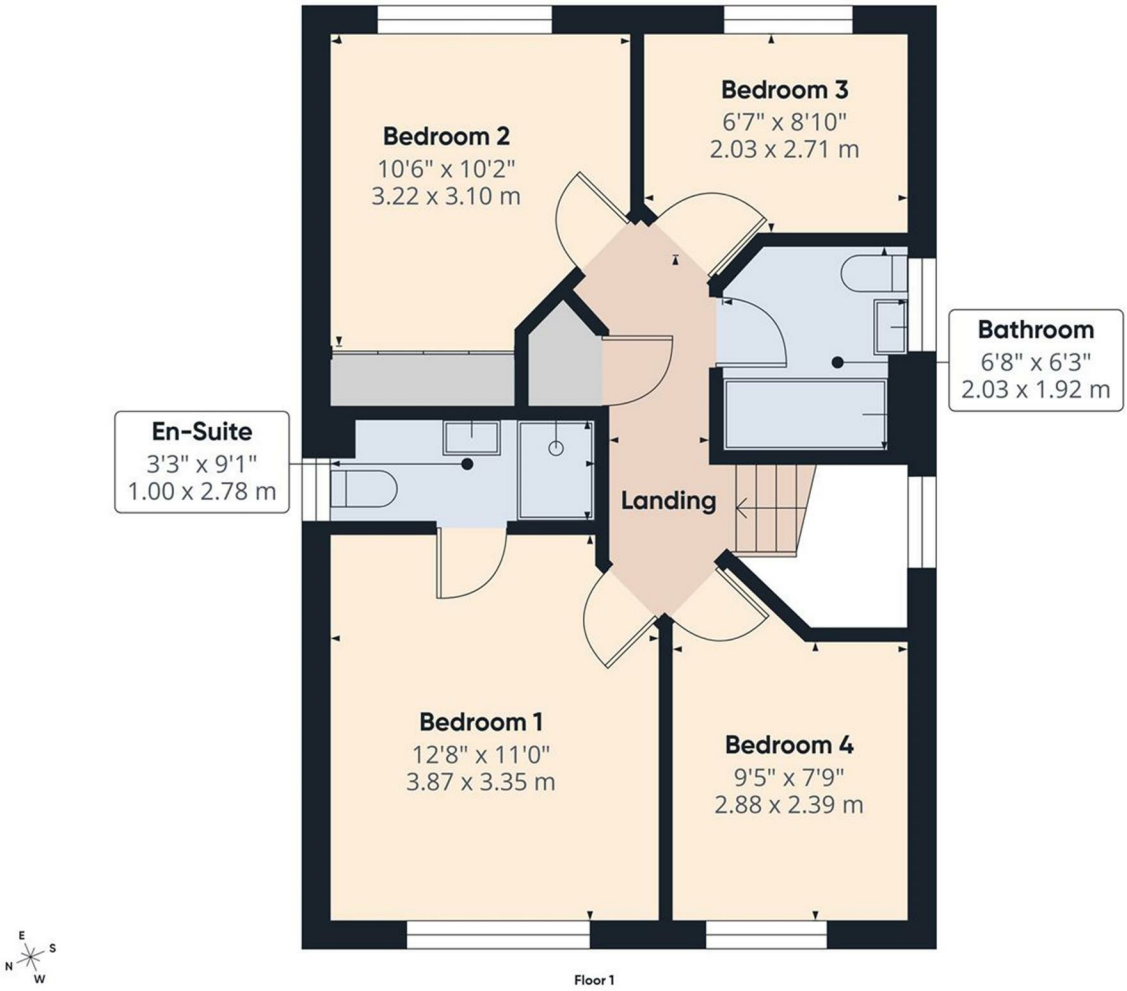
981 ft²

91.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area(1)

510 ft²

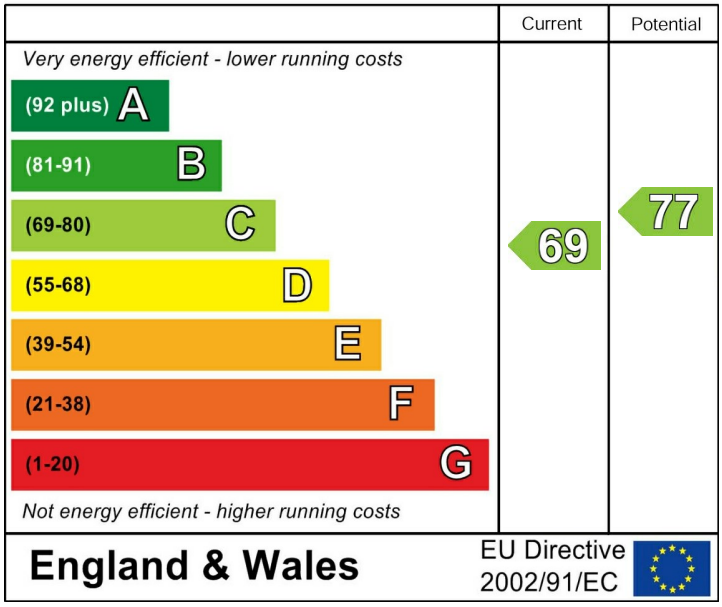
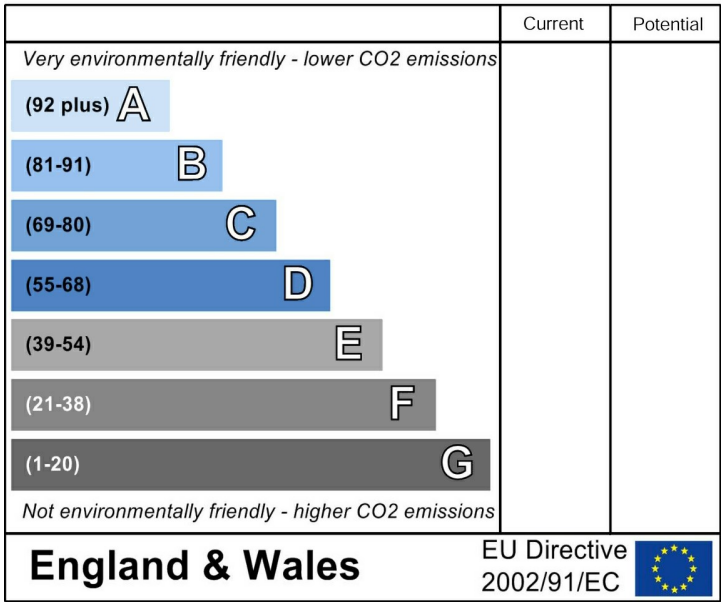
47.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating