Meadow Court, Newport, HU15 2HX

£440,000

Philip Bannister

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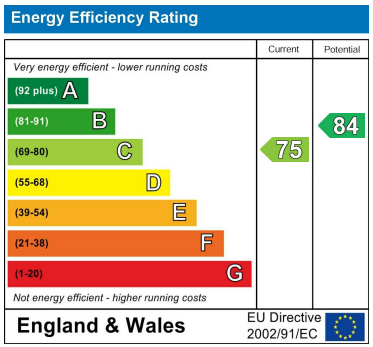
Key Features

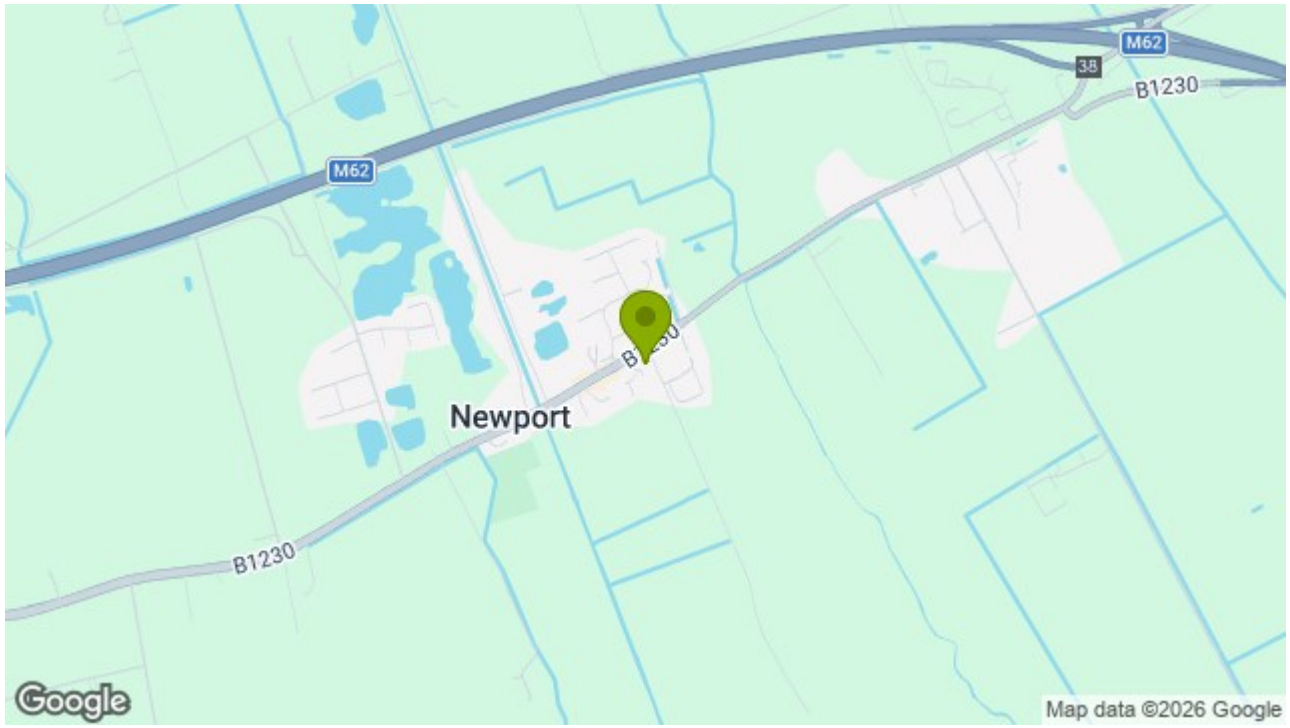
- Exceptional Detached Family Home
- Four Generous Bedrooms
- Three Reception Rooms
- Stunning Modern Shaker-Style Kitchen & Utility Room
- 2 En-Suite Shower Rooms
- Contemporary Family Bathroom
- Private Rear Garden With Summerhouse
- Desirable Cul-De-Sac Location
- EPC = C
- Council Tax = E



This exceptional detached residence occupies a desirable position within a small cul-de-sac of similarly impressive homes. Offering spacious, versatile and exceptionally well-presented accommodation, the property is perfectly suited to modern family living, with generous off-street parking and a beautifully established rear garden enjoying an excellent degree of privacy. The welcoming entrance hall leads to a cloakroom/WC, spacious lounge and two further reception rooms, comprising a versatile dining room and separate study, ideal for those working from home. The stunning modern shaker-style kitchen forms the heart of the home, featuring a comprehensive range of integrated appliances and complemented by a useful adjoining utility room.

To the first floor are four excellent-sized bedrooms, with the principal bedroom benefiting from a walk-in wardrobe and en-suite shower room, while bedroom two also enjoys an en-suite and bedroom three features fitted wardrobes. A beautifully appointed family bathroom completes the first floor.

Outside, a driveway provides ample parking and leads to a useful carport, while the attractive rear garden offers a wonderful degree of privacy and is complemented by a substantial summerhouse with light and power, ideal as an entertaining space or hobby room. A double garage provides excellent additional storage and parking, completing this outstanding family home.



ACCOMMODATION
The generously proportioned accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a composite entrance door. The welcoming hallway features a staircase leading to the first floor with storage beneath, a Karndean floor runs throughout and there is access to the internal accommodation.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wall hung wash basin. There is tiling to the floor, half height wall tiling and a window to the side elevation.

BREAKFAST KITCHEN
A beautifully appointed breakfast kitchen fitted with a comprehensive range of Shaker-style wall and base units, complemented by durable compact laminate work surfaces and matching splashbacks. A breakfast bar peninsula provides an ideal informal seating area, while a composite 1½-bowl sink unit is positioned beneath a window overlooking the rear elevation. Integrated appliances include a double oven, five-ring gas hob with extractor hood, fridge freezer and an additional under-counter freezer. To the opposite end of the kitchen, there is ample space for a breakfast table and chairs, with French doors providing direct access to the rear garden.

UTILITY ROOM
Fitted with matching units to those found in the kitchen, complemented by compact laminate worksurfaces and a splashback. There is a stainless steel sink unit with flexi-hose mixer tap, together with a door providing access to the side of the property.

LOUNGE
A spacious reception room which is positioned to the rear of the property. There is a feature fireplace housing a living flame gas fire and a bay window overlooks the garden.

DINING ROOM
A versatile second reception room offering excellent flexibility and suitable for a variety of uses, including a formal dining room, second sitting room or children's playroom. The room features a bay window to the front elevation.

STUDY
A useful area for a home office, there is a window to the side elevation and Karndean flooring.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in airing cupboard and a window to the front elevation.

BEDROOM 1
A spacious double bedroom with a window to the rear elevation and access to a walk-in-wardrobe and en-suite facilities.

WALK-IN-WARDROBE
With a series of fitted shelving and hanging rails.

EN-SUITE
A well appointed en-suite which is fitted with a WC, vanity wash basin with fixed storage unit and a shower cubicle with a thermostatic shower. There is tiling to the walls, floor tiling, a heated towel rail and a window to the rear elevation.

BEDROOM 2
A second double bedroom which is positioned to the front of the property and has access to en-suite facilities.

EN-SUITE
With tiling to the walls and floor, fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with a thermostatic shower. There is a heated towel rail and a window to the side elevation.

BEDROOM 3
A double bedroom with a range of fitted wardrobes and a window to the rear elevation.

BEDROOM 4
A fourth double bedroom with a window to the front elevation.

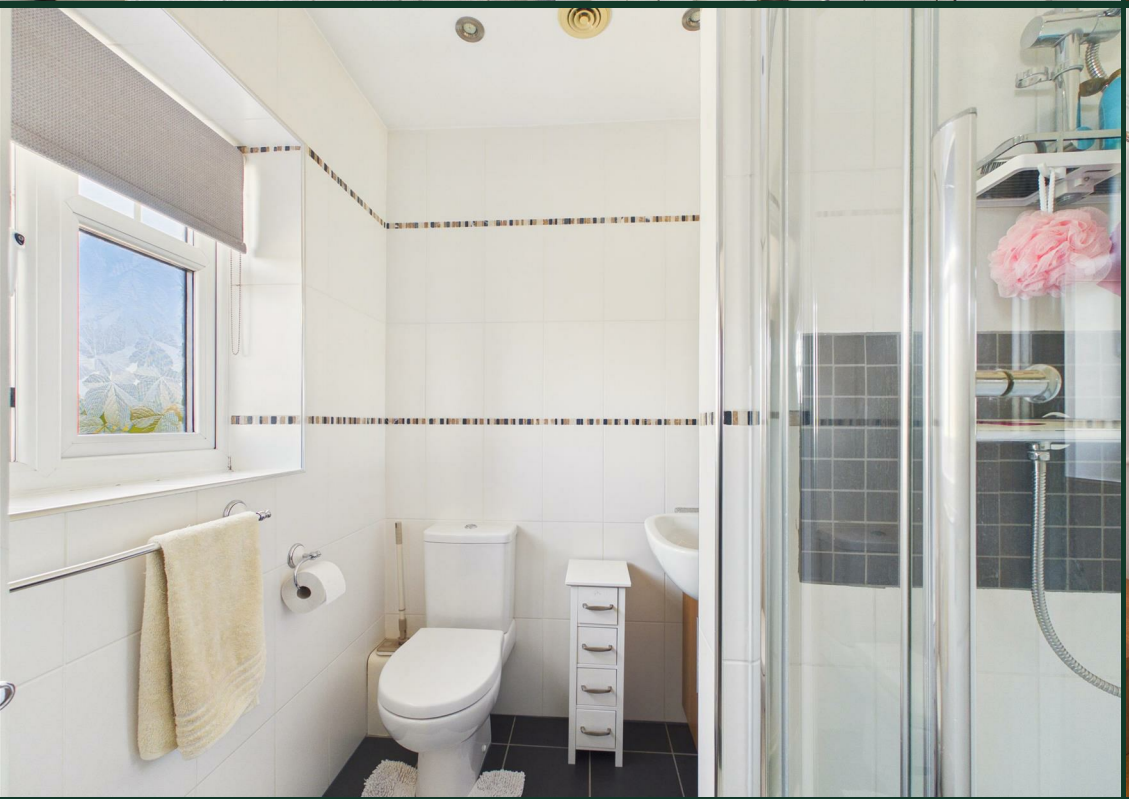
BATHROOM
The stylish family bathroom is fitted with a modern three piece suite comprising WC and pedestal wash basin within a fixed storage unit, bath with splashback tiling and a large walk-in shower with a thermostatic 'rainfall' head. There is a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is a lawned garden, privacy hedging and a footpath leading to the property.

REAR
The attractive rear garden offers excellent privacy and is mainly laid to lawn, with established borders and boundary fencing. A large sweeping patio provides an ideal seating area and to one corner of the garden there is a summerhouse and canopy with light and power. There is an area to the side of the property which is ideal for storage.

DRIVEWAY & GARAGE
A driveway leads to a double garage with automated



up and over door, light and power supply. There is a personnel door to the rear. Additional parking is available beneath a carport with gravel frontage.

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold / Leasehold

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

THINKING OF SELLING?.

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing,
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.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors
£100

Approximate total area(1)

2017 ft²

(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.

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