



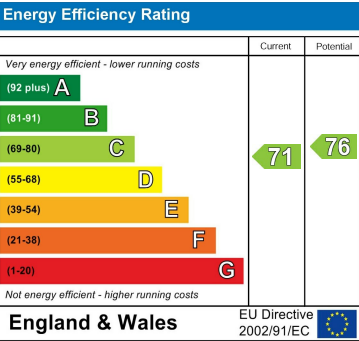
Pochard Close, Newport, HU15 2PL
£260,000


**Philip
Bannister**
Estate & Letting Agents

Pochard Close, Newport, HU15 2PL

Key Features

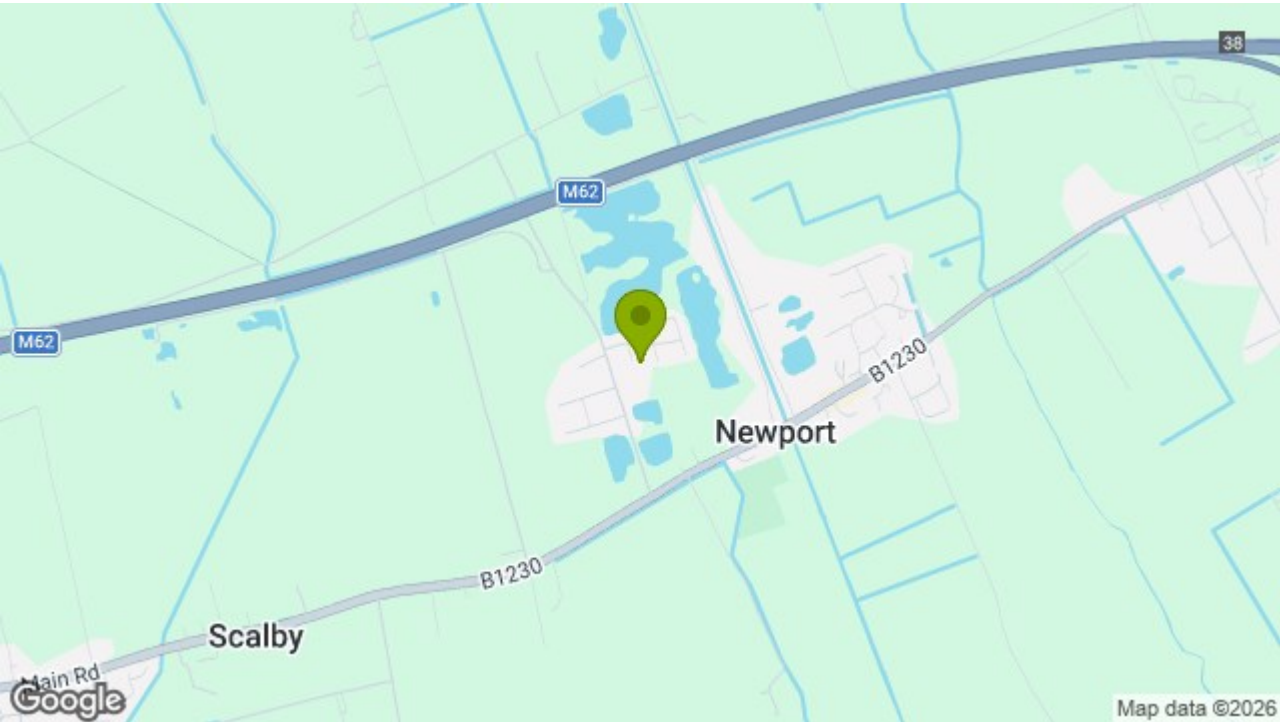
- Stunning 3 Bedroom Home
- Finished To An Exceptional Standard
- Attractive Lounge With Wood Burning Stove
- Full Width Dining Kitchen
- Superb Sun Room With Bi-Folding Doors
- Landscaped Southerly Garden
- Impressive Views Across Farmland
- Corner Position With Ample Parking & Garage
- EPC = C
- Council Tax = C



This stunning three-bedroom semi-detached home is presented to an exceptional standard throughout and occupies a generous corner plot with excellent parking. The property enjoys a highly sought-after southerly rear garden, beautifully landscaped for outdoor living, and boasts views over open farmland to the rear. Inside, a welcoming entrance hall leads to a modern cloakroom/WC and a stylish front-facing lounge featuring a cosy wood-burning stove. The lounge opens seamlessly into a full-width dining kitchen, fitted with contrasting high-gloss units, which in turn flows into a superb sun room. With twin bi-folding doors opening directly onto the garden, this space is perfect for both relaxing and entertaining.

Upstairs, the home offers three well-proportioned bedrooms, two of which enjoy elevated views over the surrounding farmland. A contemporary family bathroom completes the accommodation.

Externally, the property continues to impress with a front garden, a landscaped rear garden designed for ease of maintenance, and an additional side garden housing a large metal shed. Practicality is further enhanced by a garage at the front of the property, complemented by an adjoining carport.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. There is a staircase with Oak and glazed balustrades leading to the first floor, large built-in cupboard having plumbing for an automatic washing machine, an understair cupboard and access to:

CLOAKROOM/WC

A modern fitted cloakroom which incorporates a WC and a recessed sink unit within a run of base units. There is tiling to the walls, a heated towel rail and a window to the side elevation.

LOUNGE

A spacious front facing reception room with a cantilever bow window to the front elevation. A striking feature of the room is a tiled chimney breast with a recessed wood burning stove and there is an opening to:

DINING KITCHEN

A superb open plan space with dedicated to areas for cooking and dining. The impressive kitchen comprises a range of high gloss contrasting wall and base units with granite worksurfaces, matching upstands and tiled splashbacks. There is a sink unit with mixer tap beneath a window to the side elevation and a range of integral appliances include an electric oven, hob and extractor hood. There is space and plumbing for a dishwasher and space for an American fridge freezer. To the opposite side of the kitchen there is ample space for a dining table

and a feature tile wall. Both the kitchen and dining area flow seamlessly in to:

SUN ROOM

This impressive sun room extends to the rear of the property with twin bi-folding doors opening to the garden. There is granite tiles to the floor with underfloor heating and a glazed roof with automatic rain and temperature controlled skylights.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard.

BEDROOM 1

An excellent sized double bedroom with a window to the front elevation.

BEDROOM 2

A second double bedroom with decorative panelling and a window to the rear which offers attractive views over farmland.

BEDROOM 3

A good sized third bedroom also enjoying fabulous views.

BATHROOM

A contemporary bathroom which is fitted with a three piece suite comprising WC, wall hung wash basin and a shaped bath with central mixer, thermostatic shower with 'rainfall' head and a glazed screen. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a gravel garden.

SIDE AND REAR GARDEN

The rear garden is a real feature of the property and takes full advantage of its southerly aspect and open views across adjoining farmland. The garden is landscaped with granite paving and artificial turf. To the side of the property there is a further patio area and metal shed which has been fitted with units to one end to allow for an additional utility area. Fitted with a sink and plumbing for an automatic washing machine.

DRIVEWAY, GARAGE & CARPORT

A driveway provides access to the detached single garage having power and light. Adjacent to the garage there is an attached carport and driveway parking.

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 C. (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.

VIEWINGS

Strictly by appointment with the sole agents.



AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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.

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.

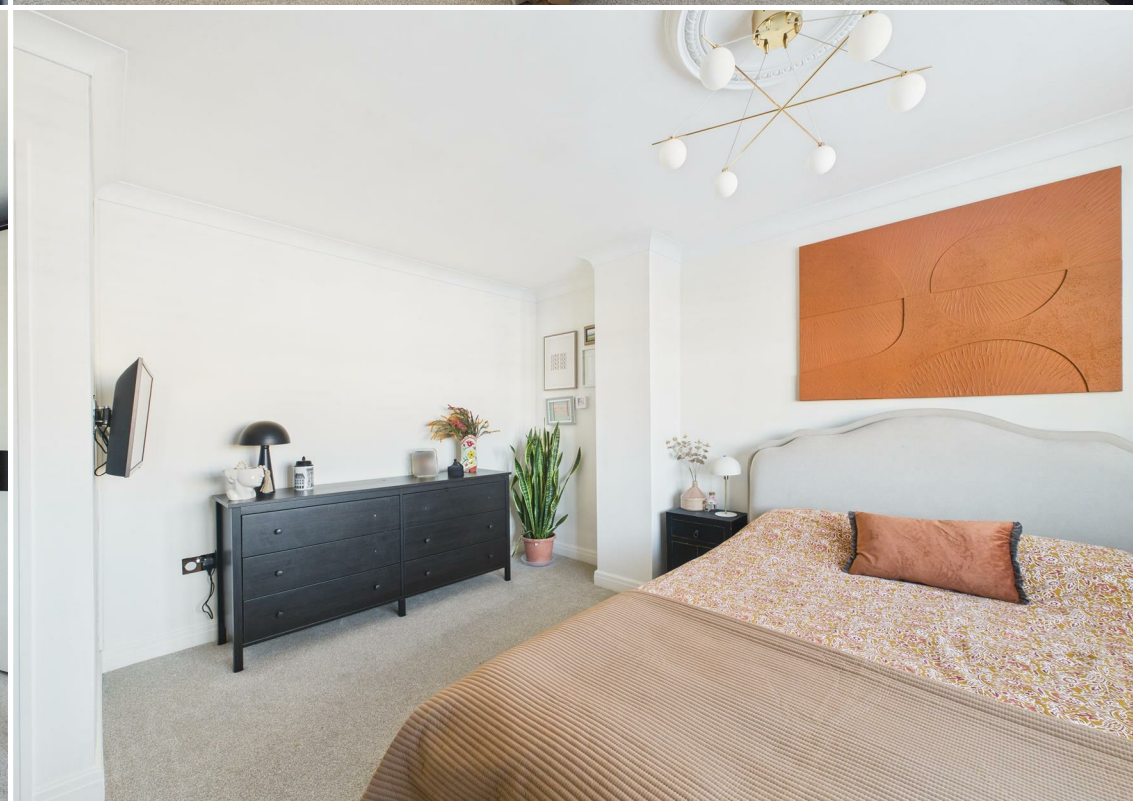
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Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents

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





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