



5 The Poplars, Brandesburton YO25 8XA
Offers in the region of £335,000

- Well Presented Extended Family Home
- Super Day Room & Kitchen
- Two Reception Rooms
- Two En-Suite Bedrooms
- Lovely Rear Garden
- Southerly Rear Aspect
- Hot Tub & Summer House
- Garage & Parking
- Must Be Viewed
- Energy Rating - C

A super family home offering well presented, extended accommodation with a stunning day room and kitchen plus two further reception rooms, en-suites to two of the bedrooms, garage and a lovely south facing garden to the rear including a sunken hot tub and summerhouse. MUST BE VIEWED.

LOCATION

This property is located on The Poplars which leads off Main Street in the popular village of Brandesburton.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

ACCOMMODATION

The accommodation has mains gas central heating via hot water radiators from a modern combi boiler (installed in 2022 and with 11 years warranty remaining), UPVC double glazing and is arranged on two floors as follows:

GROUND FLOOR

ENTRANCE HALL

3'3 x 8'11 (0.99m x 2.72m)
With a composite front entrance door, stairs leading off, wood grain effect laminate floor covering and an open square arch leading to the dining room.

CLOAKS/WC

2'5 x 5'8 (0.74m x 1.73m)
With a pedestal wash hand basin incorporating a tiled splashback, low level WC, wood grain effect laminate floor covering and one central heating radiator.

LOUNGE

13'6 x 13'5 (4.11m x 4.09m)
With an electric stove set in a recess with a timber mantle over, ceiling cove and one central heating radiator.

DINING ROOM

7'6" x 15'7" (2.29m x 4.75m)
With wood grain effect laminate floor covering, personnel door leading to the garage/utility and one central heating radiator.

COMBINED KITCHEN AND DAYROOM

34'4 x 10'6 narrowing to 9'1 (10.46m x 3.20m narrowing to 2.77m)
With a lovely south facing aspect and incorporating a comprehensive range of fitted base and wall units with timber worksurfaces with tiled splashbacks, an island incorporating a breakfast bar, integrated dishwasher, inset 1 1/2 bowl sink, space for American style fridge freezer, a Rangemaster range style cooker with a five ring gas hob and cooker hood over. Built in understairs storage cupboard, downlighting to the ceiling and Karndean flooring.

To the dayroom is a feature wood burning stove, Karndean flooring, two double French doors leading to the rear garden, and one central heating radiator.

FIRST FLOOR

LANDING

With an access hatch leading to the roofspace, built in storage cupboard and doorways to:

MASTER BEDROOM

16'5 x 13'7 overall (5.00m x 4.14m overall)
With two central heating radiators and open square arch to:

WALK-IN DRESSING ROOM

Which incorporates full height sliding wardrobes with two mirrored fronts, downlighting to the ceiling and one central heating radiator.

EN-SUITE SHOWER ROOM

7'9 x 5'3 (2.36m x 1.60m)
A modern suite comprising tiled shower cubicle, pedestal wash hand basin and low level WC. Downlighting to the ceiling, full height tiling to the walls, ceramic tiled floorcovering and a ladder style towel radiator.

BEDROOM 2 (FRONT)

8'9 x 11'1 (2.67m x 3.38m)
Fitted wardrobes incorporating drawers, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

7'9 x 2'5 (2.36m x 0.74m)
Independent shower cubicle, wash hand basin with tiled splashback and ceramic tiled floorcovering.

BEDROOM 3 (REAR)

10' x 9'3 (3.05m x 2.82m)
With one central heating radiator.

BEDROOM 4 (FRONT)

15'4 x 6'8 (4.67m x 2.03m)
With built in wardrobe and one central heating radiator.

BATHROOM/WC

6'2 x 5'6 (1.88m x 1.68m)
With a white suite comprising panelled bath with tiled splashbacks, mixer taps and hand shower over, low level WC and pedestal wash hand basin. Downlighting to the ceiling and ladder style towel radiator.

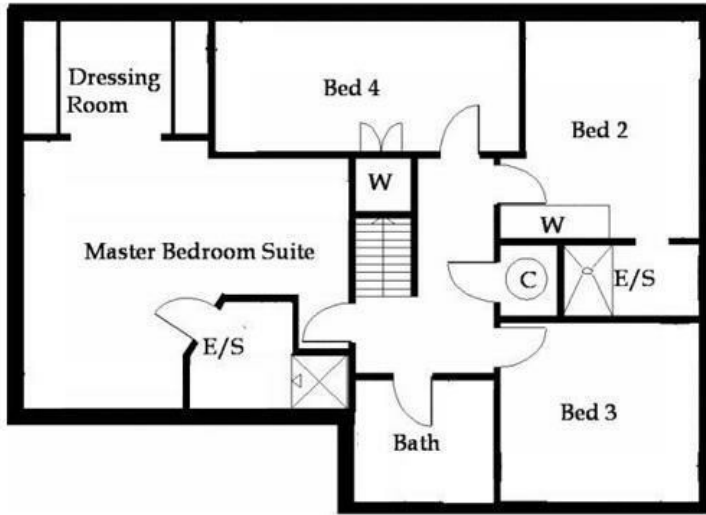
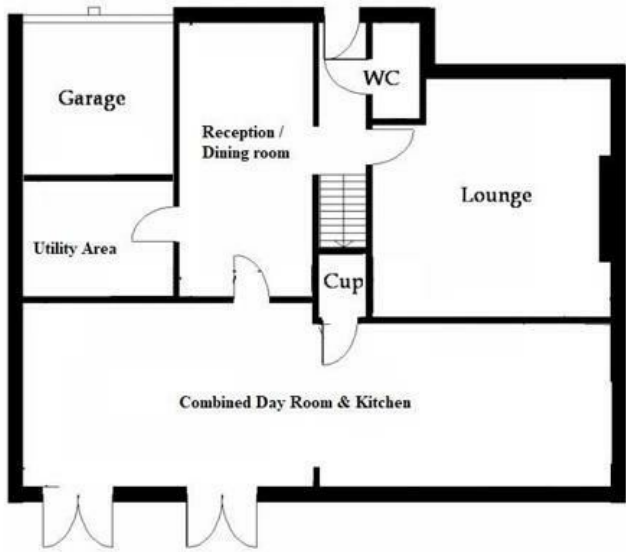
OUTSIDE

The property fronts onto a double width parking drive in front of an integral single garage which is subdivided to provide a front store with up & over main door. To the rear is a utility area which houses the central heating boiler and has plumbing for an automatic washing machine. There is also an artificial lawned foregarden to provide additional parking if required, along with pathways to each side of the property providing access to the rear garden.

To the rear is a pleasant enclosed garden which enjoys a southerly aspect and includes a good sized artificial lawn, two paved patios, one of which houses a sunken hot tub, a feature raised border, a summerhouse and log store. There is also external security lighting and an outside cold water tap.

COUNCIL TAX

The Council Tax Band for this property is Band D.



VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.