



**3 Munstead Way, Brough**  
Offers Over £290,000

**EXTENSIVE ACCOMMODATION WITH 5 BEDROOM, 3 RECEPTION ROOMS AND 4 BATH/SOWER ROOMS!!** Having been recently re-decorated and re-carpeted throughout, this family home is ready to move in to!

### **INTRODUCTION**

This delightful family home offers extensive 5 Bedroom accommodation which is immaculately presented throughout. Enjoying a secluded position within the development, the spacious accommodation comprises Entrance Hall with Cloakroom/WC, the 3 Reception Rooms include a spacious Living Room, Dining Room and Study. A newly fitted Kitchen includes a host of integrated appliances and offers a separate Utility Room. At first floor level there are 3 Double Bedrooms which includes a Master Suite with Dressing Room and En-Suite facilities. The two other Bedrooms are serviced by a Jack & Jill En-Suite. This floor also includes the house Bathroom. The second floor features 2 further Double Bedrooms and a Shower Room. Outside there are gardens to the rear, a driveway leads to a single garage

### **LOCATION**

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.

### **ACCOMMODATION**

The property is arranged over three floors and comprises:

#### **GROUND FLOOR**

##### **ENTRANCE HALL**

Allowing access from the front of the property, the Entrance Hall features a staircase to the first floor, recessed . There is a Cloakroom/WC located beneath the staircase

##### **CLOAKROOM/WC**

Fitted with a modern two piece white suite comprising pedestal wash hand basin and WC. There are mosaic tiled splashbacks and an extractor fan

##### **BREAKFAST KITCHEN 11'9 x 14' (3.58m x 4.27m)**

A well fitted Kitchen comprising a range of white fronted wall and base units mounted with a contrasting work top and a tiled splashback. There is an inset one 1 ½ bowl stainless steel sink unit with mixer tap, integrated appliances include a brushed steel double electric oven, five ring gas hob beneath a stainless steel extractor hood with matching splashback, fridge freezer and dishwasher. A wooden flooring runs throughout, there are two windows to the rear elevation. An internal door leads to:

##### **UTILITY ROOM 7'0 x 5'5 (2.13m x 1.65m)**

Having matching wall and base units to those of the Kitchen. A work top is accompanied by tiled splashbacks with a stainless steel single drainer sink unit and mixer tap. There is space



and plumbing for an automatic washing machine

### **LIVING ROOM 16'3 x 11'3 (4.95m x 3.43m)**

The spacious Living Room is positioned to the rear of the property with French doors opening to the garden. A feature fire surround with granite hearth housing a brushed steel electric fire

### **DINING ROOM 8'8 x 11'3 (2.64m x 3.43m)**

With ample space for a dining room table, there is a window to the front elevation

### **STUDY 7'1 x 7' (2.16m x 2.13m)**

With a window to the front elevation

## **FIRST FLOOR**

### **LANDING**

Allowing access to the accommodation at first floor level. A built in cupboard houses the hot water cylinder and a staircase leads to the second floor

### **MASTER BEDROOM**

The fabulous Master Bedroom Suite incorporates Bedroom, Dressing Area and En-Suite

### **BEDROOM 13'9 x 11'3 (4.19m x 3.43m)**

A large Master Bedroom with a window to the front elevation

### **DRESSING AREA**

With two double fitted wardrobes and a window to the front elevation

### **EN-SUITE 7'0 x 6'6 (2.13m x 1.98m)**

Having a modern three piece white suite comprising plumbed shower cubicle with thermostatic shower, pedestal wash basin and WC. There are half tiled walls, tiled flooring

and a window to the front elevation

### **BEDROOM 2 9'3 x 11'3 (2.82m x 3.43m)**

A second double Bedroom which features a wall of fitted wardrobes, a window to the rear elevation and there is a door giving access to the Jack & Jill En-Suite

### **BEDROOM 3 8' x 9'1 (2.44m x 2.77m)**

The smallest of the Bedrooms yet still offering double proportions, this room features a window to the rear and also enjoys access to the 'Jack & Jill' En-Suite

### **JACK & JILL EN-SUITE**

Accessed from bedrooms 2 and 3, fitted with a three piece suite comprising WC, pedestal wash basin with a tiled splashback and a double with shower cubicle with tiling and thermostatic shower

### **BATHROOM 6'3 x 7'3 (1.91m x 2.21m)**

The house bathroom is fitted with a three piece white suite comprising WC, pedestal wash basin and panelled bath with a mixer shower attachment. There are mosaic style tiled splashbacks and a tiled flooring

## **SECOND FLOOR**

### **LANDING**

Allowing access to the accommodation at second floor level. A hatch provides access to the roof space

### **BEDROOM 4 15'1 x 11'7 (4.60m x 3.53m)**

A further double Bedroom which features a dormer style window to the front elevation

### **BEDROOM 5 15'1 x 7'3 (4.60m x 2.21m)**

An excellent sized fifth Bedroom which features dormer style window. There is a

further window to the side elevation

### **SHOWER ROOM 6'6 x 5'3 (1.98m x 1.60m)**

Fitted with a modern three piece white suite comprising shower cubicle with thermostatic shower, pedestal wash basin and WC. There are fully tiled mosaic style walls, a tiled floor and Velux style window

## **OUTSIDE**

To the front of the property there is a driveway providing off street parking for multiple vehicles which leads to a single garage. Decorative pebbled area with a variety of shrubs and a flagstone pathway gives access to the front door with storm porch. The lawned rear garden features perimeter fencing, flag stone patio area and raised decking area

## **GARAGE**

A single garage with up and over door, power and lighting

## **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 PVCu double glazed frames

COUNCIL TAX - The property lies within Band F (East Riding Of Yorkshire Council)

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.



**AGENTS NOTE** - The agents 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.

### **VIEWING**

Strictly by appointment with the sole agents

### **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 Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. 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 Licenced 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**

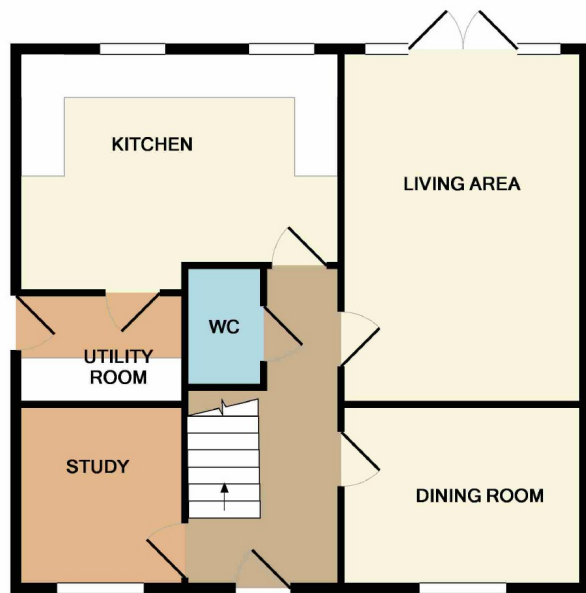
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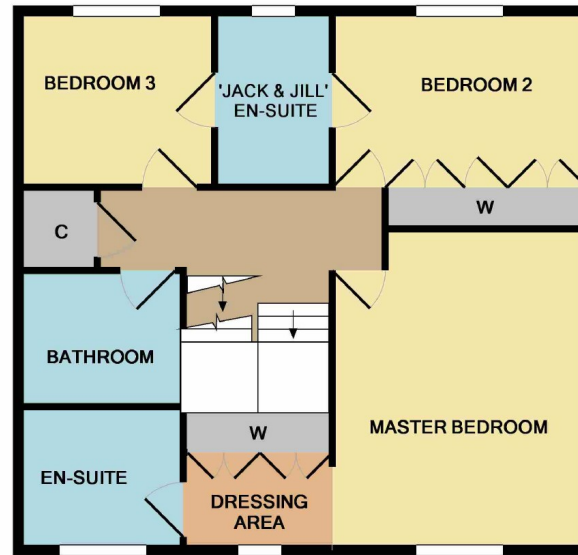
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.



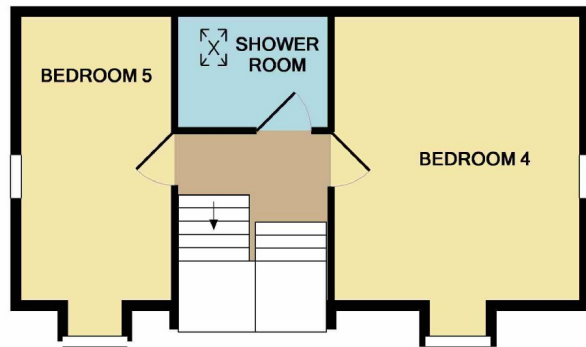




GROUND FLOOR

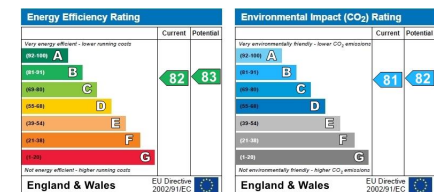


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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