



30 Romney Drive, Beverley, HU17 8LB

£419,950



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- GROUND FLOOR UNDERFLOOR HEATING
- THREE BATHROOMS
- INTEGRAL GARAGE
- FITTED WARDROBES
- THREE DOUBLE BEDROOMS
- OFF STREET PARKING FOR MULTIPLE VEHICLES

A superb four bedroom detached family home, built by the highly regarded Risby Homes around 2020 and forming part of a popular Shepherd Lane development.

This stylish "Masham" design offers beautifully balanced, contemporary living that is ideal for modern family life, enhanced by a number of quality upgrades throughout. The ground floor benefits from luxurious underfloor heating, while the spacious kitchen/dining/day room sits at the heart of the home, a fantastic space for family time, entertaining and everyday living. Integrated NEFF appliances and full width bi folding doors opening onto the rear garden create a seamless indoor outdoor feel, perfect for children, pets and summer gatherings.

Upstairs, the property continues to impress with four generously sized bedrooms, including three doubles, two of which enjoy their own ensuite shower rooms. A smart family bathroom serves the remaining bedrooms, offering excellent flexibility for growing families or visiting guests. Practical additions include a loft ladder which gives access to some additional storage space on temporary light boarding.

Outside, the home is equally well suited to family living, with a private rear garden featuring a useful pent shed, external lighting and space to relax or play. Further benefits include an integrated garage with additional lighting, burglar alarm system and a ground floor cloakroom/WC.

Romney Drive is perfectly positioned for families, lying within easy reach of Beverley's highly regarded primary and secondary schools, everyday amenities and excellent transport links. Beverley itself is renowned for its historic charm, vibrant town centre, independent shops, cafés and restaurants, as well as its beautiful Westwood walks,



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ACCOMMODATION COMPRISES

ENTRANCE HALL 18'0" x 6'6" (5.50m x 2m)
uPVC entrance door with glass panels, luxury vinyl flooring and two pendant light fittings.

CLOAK ROOM/WC 6'9"x 3'1" (2.06mx 0.94m)
Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, low flush WC, wash hand basin with vanity unit and an extractor fan.

LOUNGE 16'10" x 10'7" (5.14m x 3.24m)
Wooden door with chrome handles, luxury vinyl flooring, pendant light fitting and a front and side aspect uPVC double glazed window.

KITCHEN 18'8" x 13'7" (5.70m x 4.15m)
Wooden door with chrome handles, ceiling spotlights and a pendant light fitting with luxury vinyl flooring. Side and rear aspect uPVC double glazed windows, bi fold doors to the rear garden, a range of wall and base units with work top, drainer sink and mixer tap, integrated NEFF appliances including a full height fridge, four ring induction hob, extractor hood, dishwasher, eye level fan and electric oven and grill.

UTILITY ROOM 9'5" x 5'1" (2.89m x 1.56m)
Wooden door with chrome handles, luxury vinyl flooring, central ceiling light, rear aspect uPVC double glazed window, worktop with drainer sink and extractor fan with access to the garage.

GARAGE 17'2" x 9'8" (5.25m x 2.96m)
Pedestrian door from the utility room, electric roller door, central ceiling light and rear wall light also with power.

STAIRCASE AND LANDING 10'6" x 2'11" (3.21m x 0.89m)
Carpeted floor, pendant light fitting, wooden hand rail, wooden banister and spindles with light tunnel and loft hatch with ladder.

PRINCIPAL BEDROOM 12'2" x 10'11" (3.72m x 3.35m)
Wooden door with chrome handles, front aspect uPVC double glazed window, carpeted floor, pendant light fitting, built in wardrobe with automatic light, fitted wardrobes with USB ports in bedside sockets.

ENSUITE SHOWER ROOM 6'10" x 6'6" (2.10m x 2m)
Wooden door with chrome handles, ceiling spotlights, tiled floor, front aspect uPVC double glazed window, chrome towel radiator, low flush WC, wash hand basin with vanity unit and splash back tiling.



BEDROOM TWO 15'0" x 9'8" (4.59m x 2.96m)
Wooden door with chrome handles, vinyl flooring, pendant light fitting, front aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 9'6" x 6'11" (2.90m x 2.12m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, Velux window, chrome towel radiator, extractor fan, shower cubicle and mixer shower, low flush WC, wash hand basin with vanity unit and mixer tap.

BEDROOM THREE 8'11" x 10'4" (2.73m x 3.17m)
Wooden door with chrome handles, vinyl flooring, pendant light fitting, rear aspect uPVC double glazed window and fitted wardrobes.

BEDROOM FOUR 8'11" x 7'2" (2.73m x 2.20m)
Wooden door with chrome handles, vinyl flooring, pendant light fitting and a rear aspect uPVC double glazed window.

BATHROOM 6'5" x 6'9" (1.96m x 2.06m)
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed window, low flush WC, bath with mixer shower and splash back tiling, wash hand basin with vanity unit, chrome towel radiator and extractor fan.

EXTERIOR
To the front a block paved driveway with side path to the rear garden. To the rear a block paved patio with wooden fence surround, lawn with sleeper borders and separate synthetic grassed area.

COUNCIL TAX:
We understand the current Council Tax Band to be E

SERVICES :
Mains water, gas, electricity and drainage are connected.

TENURE :
We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

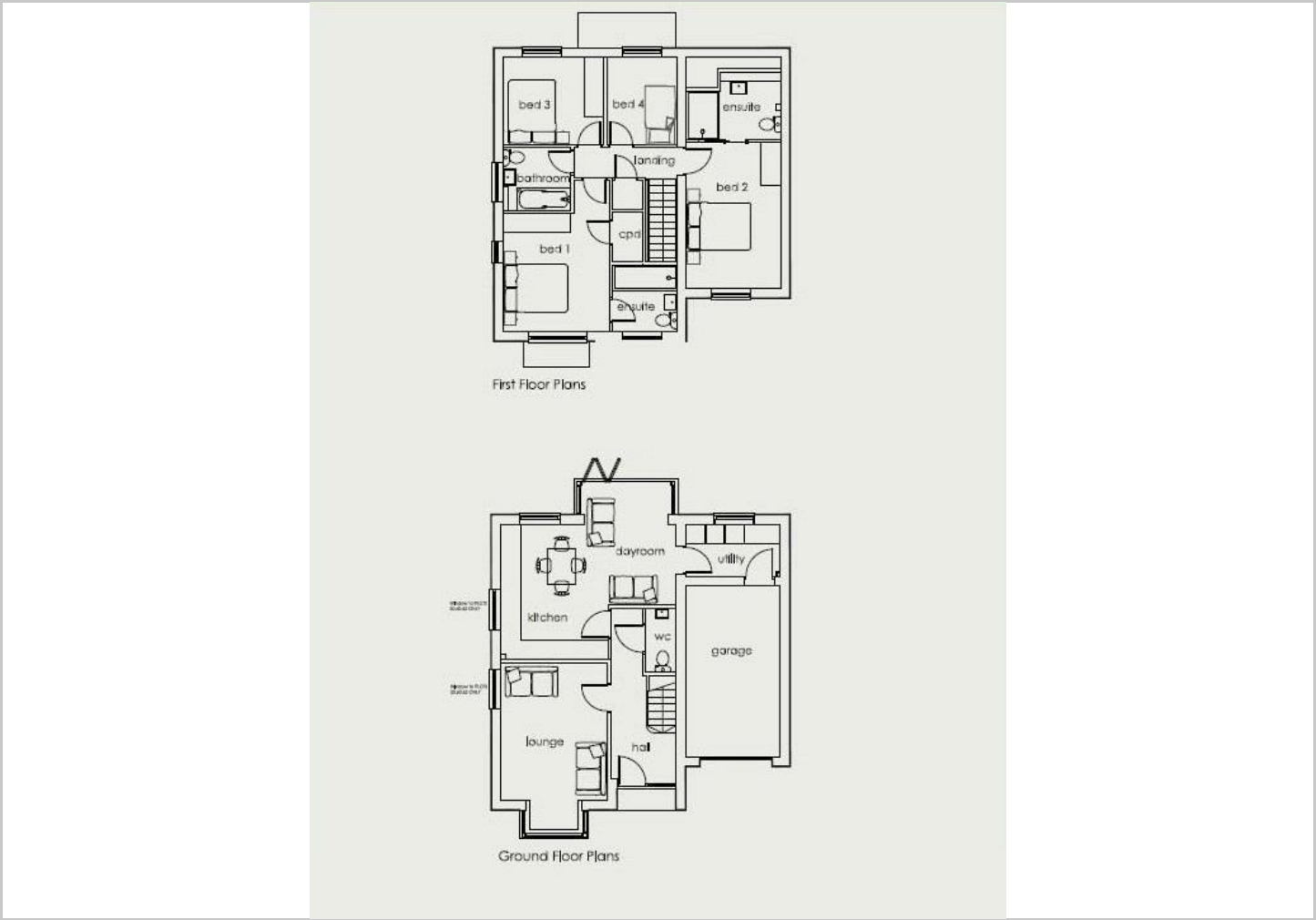
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

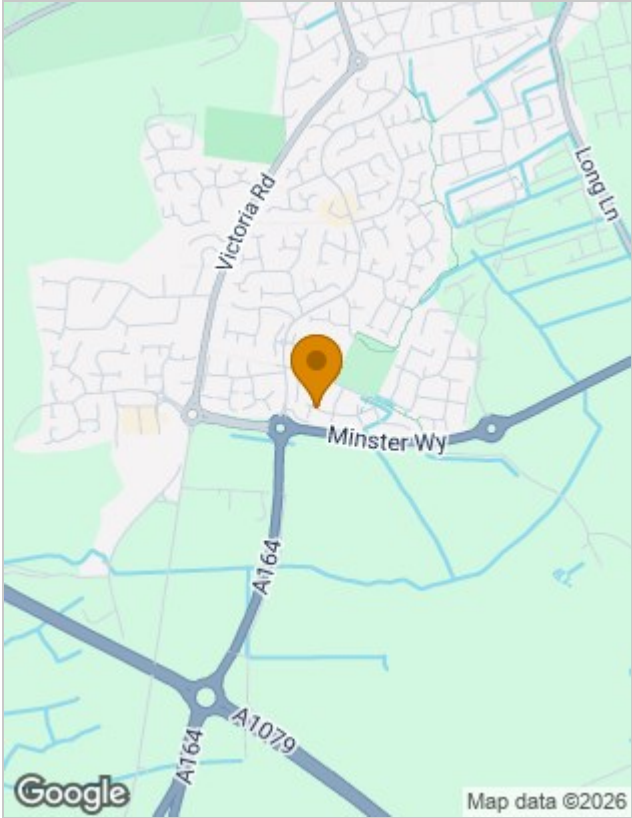
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



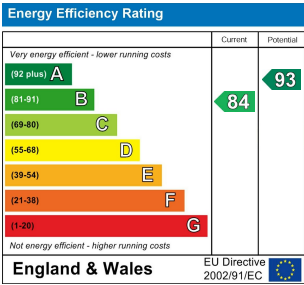
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.