



5 Laburnum Drive, Beverley HU17 9UQ
Guide Price £465,000

- Fabulous open plan layout
- Stunning kitchen and bathrooms
- Flexibility of four bedrooms
- Master bedroom with en-suite shower room
- Westerly facing garden
- Off street parking and garage
- Council Tax Band: E
- EPC Rating: C

A fabulous re-modelled family house which benefits from a superb open plan layout to much of the ground floor accommodation. Boasting a stunning modern breakfast kitchen which seamlessly flows into the dining and living room areas, there are also bi-fold doors to connect the interior with the westerly facing sun terrace and garden.

Having the flexibility of four good sized bedrooms, the master having an en-suite shower room, the property also has a large study at ground floor level, utility room and integral garage which potentially could be converted to further accommodation if required. Situated on a cul-de-sac in this popular location on the north east side of Beverley, viewing is highly recommended.

LOCATION

The property is located on the cul-de-sac that forms Laburnum Drive and leads off from Rowan Avenue in this popular residential area on the north eastern side of Beverley. Convenient for the road network lying just off the A1035, Beverley's northern bypass, the property also has cycle and pathway connection to the amenities in the town centre.

THE ACCOMMODATION COMPRIMES

GROUND FLOOR

ENTRANCE HALL

With a modern composite front door with stained glass panel. Attractive LVT flooring which flows throughout much of the ground floor accommodation. Stairs to first floor with storage cupboard under.

LIVING ROOM

29'8" x 11'9" (9.04m x 3.58m)

Open plan into the kitchen and spanning the full length of one side of the property the living space offers the flexibility for both living room and dining room furniture. Dual aspect with a light and bright feel, there is a walk-in bay window to the front elevation and bi-fold doors to the rear that open onto the westerly facing sun terrace. The focal point of the room is an attractive inset wall mounted gas living flame fire.

BREAKFAST KITCHEN

14'9" x 10'11" (4.50m x 3.33m)

Open plan into the living room with beautiful light grey painted wall and base units with contrasting quartz work surfaces with upstand and matching breakfast bar. Complimenting duck egg blue larder units with inset Neff double ovens and warming drawer. Neff induction hob with extractor over. Inset porcelain sink, dishwasher and fridge freezer.

UTILITY ROOM

7'8" x 6'10" (2.34m x 2.08m)

With grey fronted units to match those of the kitchen. Quartz laminate work surfaces and ceramic tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Internal door into the garage and further uPVC glass panelled door opening out onto the rear garden.

STUDY

11'0" x 8'10" (3.35m x 2.69m)

Built-in desk unit with matching shelving and cupboards. Window to front elevation. Large shelved-out storage cupboard.

CLOAKROOM

4'10" x 4'4" (1.47m x 1.32m)

A two piece sanitary suite comprising vanity unit with back to the unit w.c. and moulded inset hand wash basin. Heated towel rail.

FIRST FLOOR

BEDROOM 1

14'3" reducing to 11'4" x 11'9" (4.34m reducing to 3.45m x 3.58m)

Window to front elevation and extensive range of fitted wardrobes.

EN-SUITE SHOWER ROOM

A three piece modern sanitary suite comprising close coupled w.c., vanity unit with inset hand wash basin and matching wall cabinet to one side, corner shower enclosure and heated towel rail. Partially tiled walls and window to side elevation. Wall mounted mirror with LED light.

BEDROOM 2

11'7" x 10'7" maximum (3.53m x 3.23m maximum)

Window to side elevation.

BEDROOM 3

11'11" x 11'4" (3.63m x 3.45m)

Window to front elevation and built-in wardrobe.

BEDROOM 4

9'7" x 8'6" (2.92m x 2.59m)

Window to rear elevation.

BATHROOM

With a three piece sanitary suite comprising vanity hand wash basin, close coupled w.c. and panelled bath with shower over. Partially tiled walls. Heated towel rail and window to the rear elevation.

OUTSIDE

The property is set back from the road with a brick sett drive which provides ample parking for two cars and leads up to the garage. To one side is an open plan lawned garden which is in keeping with much of the rest of the cul-de-sac.

The rear garden is westerly facing and of a generous size for a property of this type with a beautiful porcelain tiled seating area adjacent to the open plan living dining room. There is a central lawn and to one side a number of raised vegetable boxes. There is also a large shed for storage.

GARAGE

16'5" x 8'3" (5.00m x 2.51m)

With electric roller shutter door to the front and internal door from the utility room. Supplied with light and power.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. 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.

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