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Quick & Clarke

PROPERTY SPECIALISTS

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1 Charlton Court, Woodmansey, Beverley HU17 0UL

£425,000

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- Over 1,700 sq ft, on three floors
- Private gated cul-de-sac
- Second-floor master suite with dressing room
- Three bathrooms including two en-suite
- Open-plan kitchen/diner/living space with a separate sitting room
- Detached double garage
- Double-width driveway
- West-facing rear garden
- Catchment for Woodmansey Primary, Beverley Grammar and Beverley High schools
- Council Tax Band E | EPC C | Freehold

1 Charlton Court is a well-presented and well-maintained detached family home on a private, gated cul-de-sac of just five houses, in the village of Woodmansey on the edge of Beverley. The same family has owned it since 2011, and the quiet, secure setting has made it a much-loved family home. Very few homes of this size come up in such a small, private development.

There is over 1,700 sq ft of accommodation on three floors. On the ground floor, the kitchen/diner opens through to the living room, making a sociable open-plan space with French doors to the rear garden. There is also a separate sitting room with a bay window, a utility room and a cloakroom. The first floor has four bedrooms, one with an en-suite shower room, and a family bathroom. The whole second floor is given over to a master suite with a dressing room (or sixth bedroom) and its own en-suite. The rooms are flexible enough for growing families, home working or visiting relatives.

LOCATION

Woodmansey is a quiet, popular village just south of the historic market town of Beverley. The house is in the catchment area for Woodmansey Primary School, Beverley Grammar School and Beverley High School. Beverley town centre is around 30 minutes walk away, with its Minster, independent shops, restaurants and Westwood pasture. Beverley railway station is also in town, with direct Hull Trains services to London King's Cross and regular trains to York. East Yorkshire buses run a regular service from the village to Beverley and Hull. There is good road access to the A1079 and A164, the Kingswood retail park and Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
10'4" x 8'5" (3.15m x 2.57m)
Return staircase to first floor and timber-effect flooring.

CLOAKROOM
Low-level W.C., corner wash hand basin, timber-effect flooring, PVCu double glazed window and radiator.

LIVING ROOM
15'2" x 12'4" (4.62m x 3.76m)
Open to the kitchen/diner. Timber-effect flooring, PVCu double glazed French doors to rear garden, ceiling-mounted speakers and radiator.

KITCHEN/DINER
16' x 10'5" (4.88m x 3.18m)
A light, sociable space with a range of base and eye-level units and timber-effect work surfaces. Fitted with a five-ring gas hob and electric double oven, plus an integrated dishwasher, fridge and freezer. Tile-effect flooring, downlighters, ceiling-mounted speakers, PVCu double glazed window and French doors to rear garden.

UTILITY
10'4" x 6' (3.15m x 1.83m)
Matching base and eye-level units, stainless steel single-drainer sink, built-in storage cupboard, door to outside, PVCu double glazed window and radiator.

SITTING ROOM
10'5" x 10' (3.18m x 3.05m)
PVCu double glazed bay window and radiator.

FIRST FLOOR

LANDING
PVCu double glazed bay window.

BEDROOM 2
15'4" x 11'3" (4.67m x 3.43m)
PVCu double glazed window and radiator.

EN-SUITE SHOWER ROOM
Shower cubicle, wash basin and low-level W.C. Half-tiled walls and radiator.

BEDROOM 3
10' x 9'10" (3.05m x 3.00m)
Fitted wardrobes with top boxes, PVCu double glazed window and radiator.

FAMILY BATHROOM
7'5" x 5'8" (2.26m x 1.73m)
Panel bath with shower attachment, pedestal wash basin and low-level W.C. Part-tiled walls, tile-effect flooring, PVCu double glazed window and radiator.

BEDROOM 4
10'4" x 9'10" (3.15m x 3.00m)
Fitted wardrobes with top boxes, PVCu double glazed window and radiator.

BEDROOM 5
10'5" x 10' (3.18m x 3.05m)
PVCu double glazed window and radiator.

SECOND FLOOR

LANDING
Airing cupboard housing the hot water cylinder.

MASTER BEDROOM
13'4" x 9'10" (4.06m x 3.00m)
Double glazed skylight, storage cupboard and radiator.

DRESSING ROOM/BEDROOM 6
13'4" x 11'9" (4.06m x 3.58m)
Extensive range of fitted wardrobes, drawers and dressing table, double glazed skylight and radiator.

EN-SUITE SHOWER ROOM
Shower cubicle, wash basin and low-level W.C. Half-tiled walls and radiator.

OUTSIDE
Electric gates lead into Charlton Court, a private road shared by only five homes. It's well suited to families with young children. To the front there is an open-plan lawn and a double-width brick-set driveway with space for four cars, with an electric vehicle charging point beside it, and the development also has visitor parking. The west-facing rear garden enjoys the afternoon and evening sun. It is enclosed and private, with a lawn, slate borders and a paved seating area.

DOUBLE GARAGE
18'4" x 18'3" (5.59m x 5.56m)
Detached, with a pitched roof and loft storage above. Electric remote-control door, personal access door, light and power.

SERVICES
All mains services are connected. Gas-fired central heating, PVCu double glazing, full fibre broadband and burglar alarm.

TENURE & CHARGES
Freehold. A management company maintains the shared areas, including the private road and electric gates, for a current annual charge of £450. The vendor's solicitor will confirm the details.

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

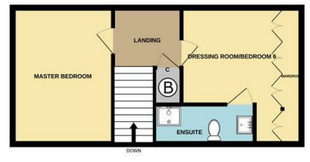
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.