















Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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1 Walker Close, Beverley HU17 0ZS

£385,000

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- Intelligently extended and enhanced
- Superb open plan living dining kitchen
- Modern kitchen and bathrooms
- Fitted wardrobes to all four bedrooms
- Easy to maintain landscaped gardens
- Attractively presented throughout
- Council Tax Band: E
- EPC Rating: B

This impressively specified four-bedroom family home offers generous, well-proportioned living space throughout, representing, in our opinion, exceptional value per square foot at this price point. Built just four years ago, the property has been significantly enhanced, most notably by a stunning extension that creates a superb open-plan living, dining, and kitchen area at the heart of the home.

High-end additions continue with an upgraded kitchen, beautifully refitted bathroom suites, and custom fitted wardrobes added to all of the bedrooms. Outside there is an extensively landscaped rear garden, designed for effortless, low-maintenance outdoor living with high-quality artificial turf. Practical features include a side gate leading directly to the driveway, as well as convenient courtesy door access straight into the garage. Beautifully presented from top to bottom, viewing is highly recommended to fully appreciate everything this turn-key, better than new home has to offer.

LOCATION

The property is located on Walker Close which encompasses just two properties. Accessed off Grey Willow Drive via Peters Way the property lies on the south side of Beverley with pedestrian and cycle access via Spark Mill Lane into the centre of Beverley. Peters Way is accessed off the southern bypass/Minster Way and as such the property has ease of access onto the major road network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
12'9" x 6'10" (3.89m x 2.08m)
With modern composite front door with multi-point locking system opening into wide and welcoming entrance hall with porcelain tiled floor which flows through into the living dining kitchen and downstairs cloakroom. Stairs to first floor accommodation with storage cupboard under.

SITTING ROOM
14'11" x 10'0" (4.55m x 3.05m)
A dual aspect room with windows to both front and side elevations.

STUDY
7'8" x 6'1" (2.34m x 1.85m)
Window to front elevation.

CLOAKROOM
6'1" x 4'8" (1.85m x 1.42m)
With a two piece sanitary suite comprising close coupled w.c. and pedestal hand wash basin. Window to the side elevation.

LIVING DINING KITCHEN
23'8" x 22'7" maximum (7.21m x 6.88m maximum)
Most definitely the heart of this modern property and having been extended to create a superb L-shaped open plan living dining kitchen.

The kitchen offers a good range of wall and base storage units with gloss white fronts and contrasting quartz work surfaces and ceramic tiled splashbacks. Double width peninsular with double units under, composite sink and drainer, five ring gas hob with extractor over, double oven, fridge freezer, space and plumbing for dishwasher and space and plumbing for washing machine and separate tumble dryer. Three anthracite modern wall mounted radiators and in the living room area two sets of tri-fold doors which open out onto the patio area of the rear garden.

FIRST FLOOR

LANDING
With access to the loft which is part boarded. Airing cupboard.

BEDROOM 1
15'2" maximum x 11'0" (4.62m maximum x 3.35m)
Built-in modern wardrobes with sliding fronts and built-in dressing table with drawer units. Window to front elevation.

EN-SUITE SHOWER ROOM
6'3" x 6'11" (1.91m x 2.11m)
Three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and shower enclosure. Tiled splashbacks and window to side elevation.

BEDROOM 2
9'3" x 9'9" (2.82m x 2.97m)
Modern fitted wardrobes with sliding fronts. Window to front elevation.

BEDROOM 3
9'11" x 7'10" (3.02m x 2.39m)
Modern fitted wardrobes with sliding fronts. Window to rear elevation.

BEDROOM 4
9'7" x 7'9" (2.92m x 2.36m)
Modern fitted wardrobes with sliding fronts. Window to rear elevation.

BATHROOM
7'0" x 6'3" (2.13m x 1.91m)
Three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and panelled bath with separate shower over and glass screen. Tiled splashbacks and window to side elevation.

OUTSIDE
The property is set back from the road with an extensively landscaped front garden which has a wide range of attractive planting which as it matures will create a very attractive frontage. A driveway to the side of the property leads up to the garage and a pathway leads to the front door.

The rear garden like the front garden has been extensively landscaped with a patio area adjacent to the living dining kitchen. There is a neat artificial lawn with wooden sleeper edging and wide well stocked flower borders. A gate provides access from the driveway and there is a further gate to the other side of the house. Within the garden there is a summerhouse which lends itself to a multitude of uses and currently houses a bar.

GARAGE
19'7" x 9'10" (5.97m x 3.00m)
Single detached garage supplied with light and power, up and over vehicular door and side courtesy door providing access from the rear garden. Storage in the roof space.

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.

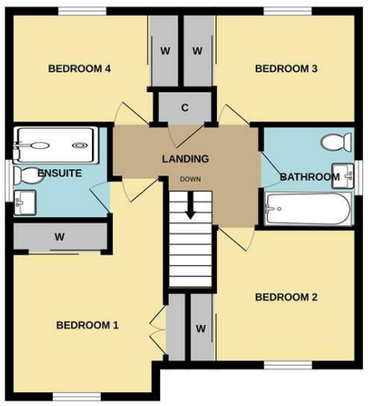
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Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals 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



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.

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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