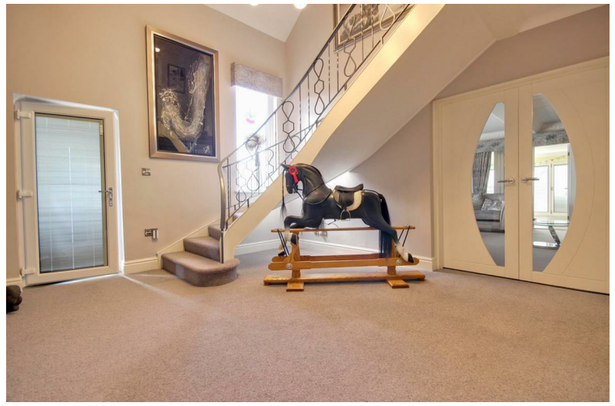

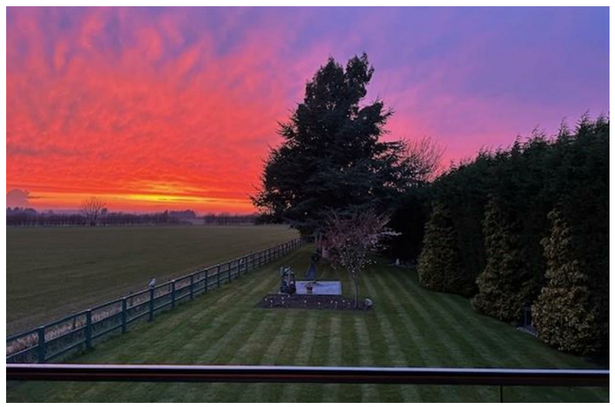

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QUICK&CLARKE

The Property Specialists

Grindell House, 35 North Bar Within, Beverley,
East Riding of Yorkshire HU17 8DB
Tel: 01482 886200 | Email: beverley@qandc.net
www.quickclarke.co.uk

Cherry Croft Malton Road, Cherry Burton HU17 7FT

£875,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Outstanding four bedroomed property.
- Luxury master suite.
- Large private plot - wonderful outside space.
- Electric gate access.
- Adjoins open countryside - approximately 3 miles from Beverley.
- Extremely versatile accommodation.
- Up to four reception rooms.
- 30 foot family room/games room
- Master bedroom with balcony.
- Council Tax Band: F EPC Rating: D

A truly exceptional four bedroomed detached property located on a substantial expansive plot only approximately 3 miles from the vibrant heart of Beverley town centre and offering an idyllic blend of rural charm with convenient access to town amenities.

Cherry Croft is approached via a private drive with electric gates opening to the substantial plot which seamlessly adjoins open countryside and benefits from stunning panoramic views. The accommodation is presented to the highest standard with an extremely versatile array of living space including a 30 foot games room along with living room, dining room, breakfast kitchen, office and utility room, all accessed via the stunning galleried reception hall. All bedrooms are extremely well proportioned and the master bedroom suite offers not only delightful sleeping space with balcony overlooking gardens but also a substantial dressing room with extensive fitted furniture and a luxurious en-suite with bath and walk-in shower. A truly wonderful individual home.

LOCATION
Cherry Burton is an appealing village having a strong community spirit, lying on the edge of the very picturesque Yorkshire Wolds. There is a good range of facilities within the village that include public house, excellent primary school, village shop and a range of facilities are available in the market town of Beverley which is some 3 miles away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

GALLIERED RECEPTION HALL
With a wonderful sweeping staircase with galleried balcony looking over. Having contemporary radiator and PVCu sealed unit double glazed window.

CLOAKROOM
Benefitting from w.c. with wash hand basin having drawers below. Plank effect flooring with tiled walls.

LIVING ROOM
18'8" x 16'4" (5.69m x 4.98m)
Feature inset contemporary picnic style fire with French doors leading to the games room, two modern radiators along with ceiling cornice detail and PVCu sealed unit double glazed window.

FAMILY ROOM/GAMES ROOM
30'2" x 15'8" (9.19m x 4.78m)
A wonderful spacious area having a multitude of uses with bi-fold doors to the rear elevation and combining both outdoor and indoor living space. Timber effect flooring, downlighters and two contemporary radiators.

DINING ROOM
12'10" x 15'10" (3.91m x 4.83m)
Herringbone timber effect floor. Contemporary radiator. Ornamental beams. PVCu sealed unit double glazed window.

OFFICE
14'9" x 8'5" (4.50m x 2.57m)
Fitted desk with shelves and cupboards. Vertical radiator. Downlighters and PVCu sealed unit double glazed window.

BREAKFAST KITCHEN
15'10" x 12'0" (4.83m x 3.66m)
Having an extensive range of base and eye level units. Incorporating a six ring hob with microwave and refrigerator. Granite work surfaces and breakfast bar along with an integral sink. Tiled floor, vertical radiator, ornamental beams, downlighters and PVCu sealed unit double glazed window.

UTILITY ROOM
14'0" x 8'4" (4.27m x 2.54m)
Constructed to match the kitchen with integral sink and plumbing for automatic washing machine. Tiled floor and radiator. PVCu sealed unit double glazed door to outside.

REAR LOBBY
Internal access to the garage and cupboard housing oil fired central heating boiler.

FIRST FLOOR
Accessed via a bespoke metal staircase leading to the full height galleried landing.

GALLERIED LANDING

MASTER BEDROOM SUITE
29'4" x 12'0" (8.94m x 3.66m)
Full height sliding doors to the balcony which benefits from superb views over the garden space along with two vertical radiators.

MASTER EN-SUITE
Large walk-in monsoon shower. Separate jacuzzi bath with wall mounted TV, twin vanity wash basins and automated w.c. Tiled walls with textured flooring. PVCu sealed unit double glazed window and towel radiator.

DRESSING ROOM
16'3" x 14'4" (4.95m x 4.37m)
With an extensive range of fitted wardrobes offering shelving, hanging and drawer areas, PVCu sealed unit double glazed window and contemporary radiator.

BEDROOM 2
20'4" x 11'0" (6.20m x 3.35m)
A substantial room with an extensive range of fitted wardrobes and drawers. Two PVCu sealed unit double glazed windows and radiator.

BEDROOM 3
15'10" x 13'0" (4.83m x 3.96m)
PVCu sealed unit double glazed windows to two elevations.

BEDROOM 4
12'5" x 10'7" (3.78m x 3.23m)
PVCu sealed unit double glazed window and radiator.

EN SUITE SHOWER ROOM
8'9" x 4'10" (2.67m x 1.47m)
Comprising walk-in monsoon shower with vanitory wash basin and drawers below. Modern towel radiator. Tiled walls and PVCu sealed unit double glazed window.

FAMILY BATHROOM
13'0" x 8'4" (3.96m x 2.54m)
Panelled bath with large walk-in monsoon shower, vanitory wash basin with cupboards below and low level w.c. Built-in storage cupboard, downlighters, PVCu sealed unit double glazed window and towel radiator.

OUTSIDE
The property is approached via electric gates to a substantial parking area and the most beautifully tended lawned gardens with substantial screening along with open views over the adjoining countryside.

There are also a range of mature trees and a delightful brick sett seating area which inter-communicates with the games room via bi-fold doors.

GARAGE
21'0" x 10'5" maximum (6.40m x 3.18m maximum)

SERVICES
Mains water, electricity and drainage services are available or connected to the property.

CENTRAL HEATING
The property benefits from an oil fired central heating system.

DOUBLE GLAZING
The property benefits from PVCu 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

GROUND FLOOR

1ST 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.