



Quick & Clarke
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



1 Old College Drive, Beverley HU17 7FL
£1,495,000

- Luxury 5 bedroom home
- Large plot - one third of an acre - 3143 sq ft internally
- Stunning open plan living/dining kitchen
- Off-street parking & large double garage
- Brand new fully fitted outdoor kitchen
- Skirting The Hurn, Beverley Westwood
- Attractive walk to town centre
- EPC Rating: B
- Council Tax Band: G

A stunning modern detached house standing in a prime position on the edge of the Westwood Pastures. Attractively situated on a generous and beautifully landscaped plot (0.33 acre), arguably the best on this exclusive development and with a brand new outdoor kitchen, perfect for entertaining or simply enjoying throughout the seasons, this whole property exudes sophistication.

Boasting a spacious and elegant Porcelanosa open plan living dining kitchen which spans the width of the rear of the house, there is also an elegant lounge with a wood-burning stove, and a large principal suite complete with five piece ensuite bathroom and walk-in dressing area.

Extending to around 3150 sq ft internally and with the flexibility of having five double bedrooms and three bathrooms, the property also has a double garage with a driveway which provides ample parking for several vehicles, ensuring convenience for you and your guests.

Located just a short stroll from the centre of this thriving market town, residents can also enjoy direct access onto the picturesque Westwood Pastures and racecourse.

LOCATION

The property occupies arguably the best plot on this exclusive development in Molescroft, Beverley. Skirting The Hurn on Beverley Westwood and with an open aspect to the South, the slightly elevated position provides for views over the pastures. Situated on the fringes of the development and close to the junction with Gallows Lane, the property is in a very convenient position for accessing the amenities of the town centre which are an attractive walk down Beverley's historic New Walk (0.5mi). Beverley station (1.2mi), Hull (8.4mi), York (29.3mi) and Leeds (50.8mi).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

16'2" x 7'10" (4.93m x 2.39m)

Modern composite front door with multiple glass panels, mat well, Porcelanosa plank effect tiling with underfloor heating and stairs to the first floor accommodation.

W.C.

6'10" x 3'9" (2.08m x 1.14m)

Back to the wall w.c. with concealed cistern, wall hung hand wash basin and a continuation of the tiled floor.

LOUNGE

24'4" x 16'11" (7.42m x 5.16m)

Bay window to the front elevation and two sets of French doors to the Southerly aspect. The focal point of the room is a painted fireplace housing a wood burning stove with tiled back and slate hearth.

OPEN PLAN LIVING/DINING KITCHEN

37'9" x 21' reducing to 15' (11.51m x 6.40m reducing to 4.57m)

A stunning and spacious room situated to the rear of the house and with three sets of French doors leading out onto the patio.

The contrasting colours of the beautiful Porcelanosa kitchen with base, larder and dresser units compliment the large centre island, Corian moulded work surfaces with inset induction hob in the centre island and extractor over, double oven, twin inset stainless steel sinks with Quooker tap, integrated full size fridge freezer, and dishwasher.

In the living room there is a dresser to match the kitchen with inset television mounting and shelving. Large storage cupboard under the stairs.

UTILITY ROOM

14'9" x 10' (4.50m x 3.05m)

Base and larder storage cupboards with work surfaces, sink and drainer, space and plumbing for washing machine and tumble dryer, under unit water softener and wall mounted boiler. Door opening onto the garden.

SNUG/SITTING ROOM

13'3" x 10'4" (4.04m x 3.15m)

Dual aspect with windows to both the front and side elevations and fitted furniture including cupboards and shelving.

FIRST FLOOR

LANDING

Large shelved out airing cupboard.

PRINCIPAL SUITE

20'7" x 16'11" (6.27m x 5.16m)

A spacious principal suite with bay window to the front elevation and further window to the side, wall mounting for television and in the dressing area an extensive range of fitted wardrobes and window to the side elevation.

EN-SUITE BATHROOM

8'5" x 9'8" (2.57m x 2.95m)

Twin vanity hand wash basins, walk-in shower, back to the wall w.c., tiled inset bath, two chrome heated towel rails, mirror with inset LED lighting and window to the front elevation. Attractively tiled walls.

BEDROOM 2

17'9" x 14'7" (5.41m x 4.45m)

Two windows to the rear elevation.

EN-SUITE BATHROOM

Walk-in shower, back to the unit w.c, vanity hand wash basin and tiled inset bath, mirror with inset LED lighting and window to the side elevation.

BEDROOM 3

14'8" x 9'9" (4.47m x 2.97m)

A dual aspect room with windows to both the front and side elevations.

BEDROOM 4

11'10" x 10'5" (3.61m x 3.18m)

A dual aspect room with windows to both the front and side aspects and built-in wardrobe.

BEDROOM 5

15'3" x 8'7" (4.65m x 2.62m)

Window to the rear elevation.

BATHROOM

9'8" x 8'7" (2.95m x 2.62m)

Walk-in shower, back to the wall w.c., tiled inset bath, wall hung vanity hand wash basin, tiled walls with vanity shelf and niche, chrome heated towel rail and wall mounted mirror with LED lighting. Window to the rear elevation.

GARDENS

The property is approached over a block sett drive which provides ample parking for several vehicles. Areas of lawn extend from the front down the side of the property and gates on either side of the house provide access to the rear garden.

The gardens have been beautifully landscaped with large areas of porcelain tiled patio, space and electrical wiring for a hot tub and attractive illuminated planting, which also enhance the privacy of this extensive plot (0.33 acre).

OUTDOOR KITCHEN

A real feature of the garden is the brand new outdoor kitchen. Designed by Renson for year round use, there are glass doors that pull back to open the kitchen up to the garden. The remote control roof and side panel can be opened for more ventilation. The Grillo kitchen is fully fitted and with the inclusion of water and drainage, IR heating, BBQ, lighting and space for dining and entertaining.

GARDEN TOILET

Wash hand basin and w.c.,

DOUBLE GARAGE

21'1" x 21' (6.43m x 6.40m)

A large double garage with double electric up-and-over doors supplied with light and power and the option of storage in the roof space.

SERVICES

All mains services are available or connected to the property. The house also benefits from a burglar alarm and CCTV.

CENTRAL HEATING

The property benefits from a gas fired central heating system with underfloor heating to the ground floor. Further a MVHR (Mechanical Ventilation with Heat Recovery) unit is installed in the loft and this provides a supply of fresh filtered air to the property through a heat recovery system.

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.



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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