Quick & Clarke
PROPERTY SPECIALISTS

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14 Nornabell Drive, Beverley HU17 9GJ

£255,000

Beverley | Cottingham | Hornsea | Willerby

- No onward chain - vacant possession
- Attractively presented throughout
- Master bedroom with en-suite shower room
- Two/three bedrooms - third bedroom now a dining room
- Generously sized South facing rear garden
- Off-street parking & garage
- EPC Rating: D
- Council Tax Band: D

This beautifully proportioned detached bungalow occupies a generous plot in the heart of this very popular residential development in Molescroft and features a stunning South-facing rear garden. Originally designed as a three-bedroom property, the interior has been thoughtfully remodeled to create a larger dining kitchen, though it could easily be converted back to the original layout.

The master bedroom benefits from a en-suite shower room, complemented by a recently upgraded and attractive modern family shower room. Complete with a garage, ample off-street parking on a modern resin driveway, and the benefit of no onward chain, this rare opportunity in a prime Beverley location is highly recommended for early viewing.

LOCATION
The property is located on Nornabell Drive which lies in the Molescroft area of Beverley on the Nothern side of the town and accessed off Lockwood Road.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
19'3" x 4'1" (5.87m x 1.24m)
Modern uPVC front door with ornate glass panel and airing cupboard housing the hot water tank.

LIVING ROOM
17'6" x 11'4" (5.33m x 3.45m)
A generously sized living room offering flexibility of layout and with a white Adam style fireplace housing a gas living flame fire with marble hearth and back. Bay window to the front elevation.

KITCHEN
11'4" x 7'7" (3.45m x 2.31m)
Offering a good range of wall and base storage units with ash style fronts, laminate work surfaces and ceramic style splashbacks, four ring gas hob with extractor over, one and a half bowl stainless steel sink and drainer, integrated oven, fridge, space and plumbing for washing machine and slimline dishwasher, porcelain tiled floor, window to the front elevation and door to the side opening onto the driveway. Wide archway into the dining area.

DINING AREA
8' x 7'2" (2.44m x 2.18m)
A re-modelling of the original layout, the third bedroom is now a dining area and attached to the kitchen via a wide archway. Window to the side elevation.

BEDROOM 1
11'3" x 10' maximum (3.43m x 3.05m maximum)
Built-in wardrobes and window overlooking the garden.

EN-SUITE SHOWER ROOM
9'1" x 4' (2.77m x 1.22m)
Modern three piece sanitary suite comprising pedestal hand wash basin, close coupled w.c., shower enclosure with attractive shower board and partially tiled walls elsewhere. Window to the side elevation.

BEDROOM 2
10'4" x 8'1" (3.15m x 2.46m)
Built-in wardrobes and uPVC glass panelled door opening out onto the rear garden.

BATHROOM
7'5" x 5'7" (2.26m x 1.70m)
An attractive modern bathroom with a three piece sanitary suite comprising close coupled w.c., pedestal hand wash basin, walk-in shower enclosure with Aqualisa power shower and remote button, fully tiled with shower board within the shower enclosure, chrome heated towel rail and window to the rear elevatoon.

OUTSIDE
The property is set back from the road with a small area of lawn to the front. A modern resin driveway leads up to the garage and provides parking for two cars.

GARAGE
16'11" x 9' (5.16m x 2.74m)
Electric roller shutter door, supplied with light and power with side courtesy door and storage in the roofspace.

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.

REAR GARDEN
One of the key features of the property is the generously sized Southerly facing garden. With a patio area immediately adjacent to the rear of the bungalow, there is a covered seating area and the patio leads out onto a largely lawned garden with beautifully tended flower borders. Access can be gained down the side of the property through a wrought iron gate.

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.

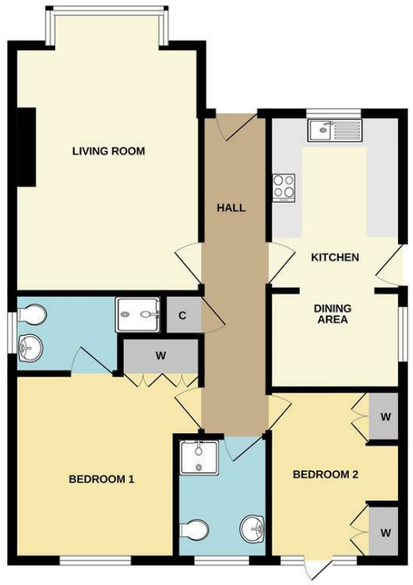
TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

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

GROUND 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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