



**QUICK&CLARKE**  
The Property Specialists

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**18 Speedwell Lane, Walkington HU17 8XZ**  
**Guide Price £475,000**

- Extended Family Home
- Prime Location: Situated in a peaceful cul-de-sac
- Excellent School Catchment
- Stunning Interior
- Master Suite & Flexible Bedrooms
- Attractive Outdoor Space
- Walk to Amenities
- Access to Westwood, Beverley Town and Village
- EPC Rating: C
- Council Tax Band: D

This fantastic detached home, situated at the end of a peaceful cul-de-sac in the esteemed Broadgate development, is a must-see for families. It's been thoughtfully extended and features a superb loft conversion, providing a perfect balance of living and bedroom space ideal for a growing family. Inside, you'll find stylish decor and quality finishes throughout, including an inviting entrance hall with a guest cloakroom, a spacious lounge, a versatile study/snug/playroom, and a stunning kitchen that extends into a generous dining room and useful utility room.

The first floor offers a principal bedroom with a built-in dressing area and en-suite, two additional bedrooms, and a luxuriously appointed bathroom. A second staircase leads to the upper floor, where there's a good-sized double bedroom, a shower room, and another single bedroom. Outside, the property boasts an attractive lawned frontage with driveway parking, an EV charge point, and a single garage. The private rear garden enjoys a south-easterly aspect with beautifully landscaped patio space and a lawn.

The location is truly fantastic, within walking distance of Walkington village, which offers a highly regarded primary school, a convenience store, and three pubs. In the opposite direction, you can explore the beautiful Beverley Westwood and the town beyond. This magnificent family home also benefits from being within the catchment area for Walkington Primary School and the highly-regarded Beverley Grammar School for boys and Beverley High School for girls. It ticks all the boxes, providing easy access to Beverley and offering beautiful walking and cycling routes right from your doorstep. It's a remarkable opportunity, and early viewing is strongly encouraged!

LOCATION

The property is located at the head of the cul-de-sac which forms Speedwell Lane and leads off from Megson Way on this extremely popular development forming what is commonly known as the Broadgate development, which lies on the B1230 linking Walkington with Beverley.

THE ACCOMMODATION COMPRISES

GORUND FLOOR

ENTRANCE HALL

9'5" x 7'4" maximum (2.87m x 2.24m maximum)  
Modern uPVC stained glass panelled front door and tiled floor. Stairs lead to the first floor accommodation.

CLOAKROOM

Two piece sanitary suite comprising close coupled w.c., wall hung hand wash basin, partially wood panelled walls, window to the front elevation and a continuation of the tiled floor from the entrance hall.

LOUNGE

16'3" x 10'2" (4.95m x 3.10m)  
A dual aspect room with two windows to the front elevation and uPVC door to the rear opening onto the rear garden. The focal point of the room is a decorative fireplace with a slate hearth.

STUDY/SNUG

9'2" x 7'11" (2.79m x 2.41m)  
Double doors from the entrance hall and two windows to the front elevation.

KITCHEN

14'9" x 14'2" reducing to 11' (4.50m x 4.32m reducing to 3.35m)  
A stunning kitchen with wall and base storage units and matching centre island with pink painted fronts and complementing quartz work surfaces, four ring Neff induction hob with extractor over, integrated oven and microwave, inset sink in the centre island and French doors opening onto the garden with window to one side. Large storage cupboard.

DINING AREA

11'6" x 8'3" (3.51m x 2.51m)  
Open plan into the kitchen and with window to the front elevation.

UTILITY ROOM

8'4" x 5'3" (2.54m x 1.60m)  
Work surface, stainless steel sink and drainer, space and plumbing for washing machine, wall mounted boiler and uPVC glass panelled door to the side elevation.

FIRST FLOOR

LANDING

BEDROOM 1

16'10" maximum x 10'6" maximum (5.13m maximum x 3.20m maximum)  
A dual aspect room with windows to both front and rear, large storage cupboard and laminate flooring.

EN-SUITE SHOWER ROOM

5'5" x 8'3" (1.65m x 2.51m)  
Stunning three piece sanitary suite comprising counter top hand wash basin, back to the wall w.c., corner shower enclosure, tiled floor and splashbacks, chrome heated towel rail and window to the front elevation.

BEDROOM 2

9'5" x 9'3" (2.87m x 2.82m)  
Window to the front elevation.

BEDROOM 3

11'1" x 7'2" (3.38m x 2.18m)  
Built-in cupboard and window to the rear elevation.

BATHROOM

8' x 6'3" (2.44m x 1.91m)  
Stunning four piece sanitary suite comprising vanity hand wash basin, close coupled w.c., freestanding roll top bath and corner shower enclosure, tiled walls and splashback and two windows to the front elevation.

SECOND FLOOR

LANDING

BEDROOM 4

13' x 11' (3.96m x 3.35m)  
An attractive room with two Velux windows to the front elevation and window to the rear elevation.

BEDROOM 5

10'4" maximum x 7'10" (3.15m maximum x 2.39m)  
Two Velux windows and herringbone floor covering.

SHOWER ROOM

9'9" x 4'7" (2.97m x 1.40m)  
Three piece sanitary suite comprising wall hung vanity hand wash basin, back to the unit w.c., corner shower enclosure, tiled walls and floor.

OUTSIDE

The property is situated at the head of a cul-de-sac with a tarmac drive providing parking for two cars which leads up to the single garage. There is also an EV charger to the front of the property.

The garage has up-and-over door and is supplied with light and power with a courtesy door providing access from the rear garden.

The rear garden is largely lawned with a patio area adjacent to the dining kitchen. To one side and accessed from the utility room is a further paved area where there is a shed for storage.

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](mailto:beverley@qandc.net)



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.