





The Property Specialists

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**Main Street , Beeford YO25 8AY**  
**Offers in the region of £429,950**

- Exceptional Modern Detached Home
- High Specification Throughout
- 24ft Lounge
- Stunning Kitchen with Appliances
- Day Room
- Snug/Study
- Master Bedroom with En-Suite & Dressing Area
- Parking, Double Garage & Workshop
- Large Garden with Southerly Aspect
- Energy Rating: B

ACCOMMODATION

The accommodation has mains gas central heating with underfloor heating to the ground floor accommodation and hot water radiators to the first floor, the heating system has zoned controls and this can also be accessed via an App). There is burglar alarm, solid 'Oak' panelled internal doors and high specification fixtures and fittings throughout. The accommodation is arranged over two floors as follows:

ENTRANCE HALL

6'1" x 16'4" (1.85m x 4.98m)  
With a front entrance door, stairs leading to the first floor with a solid 'Oak' balustrade, Karndean flooring, underfloor heating and doorways to:

THROUGH LOUNGE

11' x 24'1" (3.35m x 7.34m)  
Deepening to 26'6" in the bay window. With double French doors leading onto the rear garden, an electric coal effect stove set in a recess with a timber mantle over and underfloor heating.

SNUG/STUDY

11' x 9'3" (3.35m x 2.82m)  
Deepening to 11'7" in the bay window. With underfloor heating.

KITCHEN

17'8" x 8'2" (5.38m x 2.49m)  
Which is open plan to the day room and has a comprehensive range of fitted base and wall units with matching full height cupboards and quartz work surfaces with matching splashbacks and an inset 1 1/2 bowl sink, built in oven, a split level gas hob with feature splashback and cooker hood over, integrated dishwasher, fridge and freezer, downlighting to the ceiling, Karndean flooring with underfloor heating and open plan to:

DAY ROOM

15'8" x 12'8" (4.78m x 3.86m)  
With bi-folding doors opening to the rear garden with a pleasant Southerly aspect and underfloor heating.

UTILITY ROOM

7'4" x 5'8" (2.24m x 1.73m)  
With fitted base units incorporating contrasting work surfaces with plumbing for an automatic washer and space for a tumble dryer under, wall mounted Combi central heating boiler with preheat facility to the hot water system, stainless steel sink unit, Karndean flooring with underfloor heating.

CLOAKS/W.C.

3'3" x 5'7" (0.99m x 1.70m)  
With a vanity unit housing the wash hand basin, concealed cistern/W.C., tiled splashback, Karndean flooring with underfloor heating and downlighting to the ceiling.

FIRST FLOOR

PART GALLERIED LANDING

With downlighting to the ceiling, one central heating radiator and doorways to:

MASTER BEDROOM (REAR)

15'8" x 13'6" (4.78m x 4.11m)  
Excluding the dressing area which has full height fitted wardrobes incorporating sliding fronts, French doors and matching side panels with a glass Juliet balcony and pleasant views towards fields, downlighting to the ceiling, dedicated TV power and aerial sockets, one central heating radiator and doorway to:

EN-SUITE SHOWER ROOM

7'10" x 6'4" (2.39m x 1.93m)  
With an independent walk in tiled shower cubicle, vanity unit housing the wash hand basin and concealed cistern/W.C., a ladder style hot towel radiator and downlighting to the ceiling.

BEDROOM 2 (REAR)

11'3" x 11'10" (3.43m x 3.61m)  
With dedicated TV power and aerial sockets, views towards open fields and one central heating radiator.

BEDROOM 3 (FRONT)

11'3" x 11'10" (3.43m x 3.61m)  
With dedicated TV power and aerial sockets and one central heating radiator.

BEDROOM 4 (FRONT)

11'2" x 9'6" (3.40m x 2.90m)  
With dedicated TV power and aerial sockets and one central heating radiator.

FAMILY BATHROOM/W.C.

11'2" x 7'4" (3.40m x 2.24m)  
With a independent tiled shower cubicle, twin ended panelled bath with mixer taps and tiled splashback,

vanity unit housing the wash hand basin, concealed cistern/W.C downlighting to the ceiling and a ladder style towel radiator.

OUTSIDE

The property is approached over a gravelled driveway which leads to a large block paved parking/turning area infront of a detached double garage and workshop incorporating an automatic 'Hormann' roller main door, personal door to the workshop, power and light laid on.

To the rear is a particularly generous garden which enjoys a Southerly aspect with a large paved patio adjoining the immediate rear of the property and lawned garden beyond with a fenced surround, raised borders and there is an additional gravelled parking area to the side of the property. There is also electrical power to the patio area, an outside cold water tap and external security lighting.

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . 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.