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

QUICK & CLARKE
The Property Specialists

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Barmston House, 8 Dunswell Lane, Dunswell HU6 0AG

£490,000

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- Four bedrooms - approaching 1900 square feet
- Constructed in 2004
- Unique and characterful modern property
- Convenient for Beverley, Hull and Cottingham
- Master bedroom with en-suite
- Potential to convert the integral garage
- EPC Rating: Awaited
- Council Tax Band: E

Built in 2004, this very attractive and welcoming home occupies a desirable plot featuring a south-facing garden adjacent to the Beverley and Barmston Drain. The property boasts an unusual yet appealing layout, expertly designed to maximise the plot's shape.

The ground floor features a generously proportioned living room positioned at the rear, a spacious dining kitchen, and a practical utility room that could easily serve as a second kitchen. Also on this level are the cloakroom and direct access to the garage, which offers excellent potential for conversion into additional living space (subject to planning permissions).

Upstairs, you'll find four good-sized bedrooms, including the master suite with its own en-suite shower room, and a further well-appointed four-piece family bathroom.

With off-street parking to the front, the relatively private rear garden benefits from desirable south and west aspects and skirts the watercourse, providing a peaceful haven for local wildlife.

LOCATION

The property is located on the Southern side of Dunswell Lane and in the village of Dunswell adjacent to Beverley and Barmston Drain.

The village of Dunswell lies conveniently midway between Hull and Beverley and within a short driving distance to Cottingham. The property is a short walk from the well regarded Dunswell Academy Primary School, village playgroup, sports hall, public house, restaurant and sports and social club. Also within walking distance is the retail and leisure park at Kingswood.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

25'6" x 5'3" (7.77m x 1.60m)
A wide and welcoming entrance hall having modern uPVC front door with obscure glass panel to one side, stairs to the first floor accommodation and large storage cupboard.

LIVING ROOM

20'3" x 18'2" (6.17m x 5.54m)
A very generously sized and well proportioned living room which is situated to the rear of the property. Dual aspect and making the most of its South and Westerly facing position, there are French doors leading out onto the rear garden. The focal point of the room is an exposed brick fireplace housing a gas living flame fire.

DINING KITCHEN

12'4" x 15'10" maximum (3.76m x 4.83m maximum)
Two walls encompassing a range of storage units with oak fronts and ceramic tile splashbacks, laminate work surfaces, composite sink and drainer, space for table, porcelain tiled floor, cupboard under the stairs and window to the side elevation.

UTILITY ROOM

10'11" x 7'8" (3.33m x 2.34m)
A useful room doubling up as a second kitchen with four ring electric hob with extractor over, composite sink and drainer, range of wall and base storage units with oak fronts to match those in the kitchen with laminate work surfaces, ceramic tile splashbacks, porcelain tiled floor and uPVC glass panelled door opening out onto the side of the property.

CLOAKROOM

4'7" x 6'5" (1.40m x 1.96m)
Two piece sanitary suite comprising close coupled w.c., wall hung hand wash basin, partially tiled walls and window to the front elevation.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM 1

13'7" x 11'2" (4.14m x 3.40m)
A dual aspect room with windows to the front and side, two built-in wardrobes and door though to en-suite shower room.

EN-SUITE SHOWER ROOM

11'2" x 3'9" (3.40m x 1.14m)
Three piece sanitary suite comprising vanity hand wash basin, back to the unit w.c. and shower enclosure.

BEDROOM 2

18' x 9'4" (5.49m x 2.84m)
Two built-in wardrobes and windows to both the rear and side elevations.

BEDROOM 3

14'2" x 9'3" (4.32m x 2.82m)
Window to the side elevation.

BEDROOM 4

9'7" x 8'11" (2.92m x 2.72m)
Window to the side elevation and currently used as a study.

BATHROOM

8'6" x 7'8" (2.59m x 2.34m)
Four piece sanitary suite comprising panelled bath, corner shower enclosure, vanity unit with semi-recessed hand wash basin and back to the unit w.c., partially tiled walls and window to the side elevation.

OUTSIDE

The property is set back from the road with a block sett drive providing ample parking for three cars. Access can be gained down both sides of the property to the rear garden.

GARAGE

18'6" x 9'6" (5.64m x 2.90m)
An integral garage supplied with light and power and with electric up-and-over door, window to the rear elevation, internal door from the hallway and further external door on the side elevation. The garage could potentially be converted to further living space should this be required and subject to the necessary permissions.

REAR GARDEN

The rear garden is Southerly facing and benefits from the position of the watercourse which allows for open aspects to the West. Landscaped, there is a generous area of lawn with wide and well stocked flower borders and an attractive ornamental pond. To one side is a seating area and with a fenced perimeter the garden enjoys a good level of privacy.

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

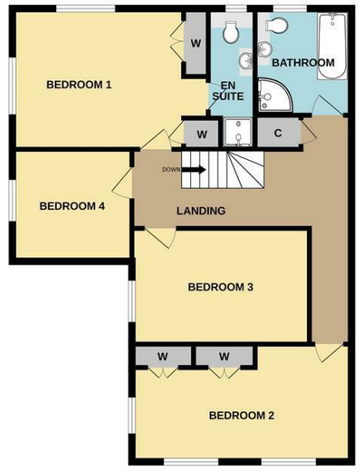
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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 Cottingham office on 01482 844444 or email cottingham@qandc.net

GROUND FLOOR

1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . 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.

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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