



Offers over
£290,000

3 Alexandra Drive,
Beverley,
HU17 8PG

HEATING AND INSULATION
The property has a gas-fired central heating system and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.





ACCOMMODATION

Entrance Hall

Living Room - a spacious room with feature fireplace, archway to....

Dining Room - a spacious room with sliding patio doors to the....

Garden Room - extensive double glazed windows, vaulted ceiling with recessed low voltage lighting and French windows to garden.

Kitchen - range of modern units and integrated appliances.

Inner Hallway

Study - fitted wardrobe (without doors) and window opening onto the garden room.

Shower Room - a three piece modern suite in white comprising low flush WC, wash hand basin and shower unit, tiled floor and walls, door and window opening onto the garage.

First Floor Landing

Bedroom 1 - a double bedroom with window to front.

Bedroom 2 - a double bedroom with window to rear.

Bedroom 3 - a double bedroom with window to rear.

Bathroom - a modern three piece suite comprising corner bath with shower over, low flush WC and pedestal wash hand basin. Tiled floor and walls, and window to side.

Outside - to the front of the property there is an open plan lawned garden and a driveway leads to the attached garage. To the rear of the property are further largely lawned well maintained gardens with beds and borders, fence to surround, timber decked area and paved patio area.

Garage - a long (nearly 29 ft) attached single garage. There is an up and over door to the driveway with a courtesy door built into it and a further door to the rear garden. With power and light, plumbing for a washing machine and useful fitted work surface.



3 Alexandra Drive, Beverley, HU17 8PG

A lovely 3 bedroom (potentially 4 bedroom) link detached house on this highly regarded development on the south side of Beverley. The property which has been beautifully maintained and decorated by the current owner offers superb family accommodation with 3 double bedrooms, 3 reception rooms plus a study/4th bedroom and a shower room as well as the bathroom. Early viewings are essential! The spacious property offers almost 1200 sq ft of internal accommodation (1437 sq ft including the garage) and comprises: Entrance Hall, a spacious living room with feature fireplace and an archway leading to a Dining Room and then patio doors opening onto a spacious Garden Room. There is an attractively fitted Kitchen with a range of modern units and integral appliances, a Study which could also act as a fourth bedroom if required and ground floor Shower Room. To the first floor there is a Landing, 3 Double Bedrooms and a modern Bathroom with a corner bath and shower over. There are open plan lawned gardens to the front of the house, a block paved double width driveway provides off street parking and also leads to the attached Garage. It benefits from gas central heating and uPVC double glazing. A really lovely property in a great location that will have wide appeal. An early internal inspection is highly recommended.

LOCATION

The property is located on the sought after Normandy Avenue estate to the south of Beverley town centre. The nearby shopping centre on Wingfield Way provides a supermarket and other useful shops as well as a gym and there are further local shops on nearby Lincoln Way as well as all the shops and amenities available within Beverley town centre. The location provides excellent access south to Hull and the wider road network via the A164.

