



HEATING AND INSULATION
The property has gas-fired central heating 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 'E' (verbal enquiry only).

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

AGENT'S NOTE
We have been informed that the vendors are buying a new build property that is not going to be ready for occupation until November/December 2025. This date could be subject to change.



£395,000

**3 Dunnock Drive,
Beverley**



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Dee Atkinson & Harrison



3 Dunnock Drive, Beverley, HU17 8FY

A very well presented modern (2017) 4 bedroom detached house on the south side of Beverley. The property has appealing proportions with all bedrooms being doubles, a spacious landing and a large dining kitchen. A really lovely house which is well worth an early viewing!

The property has a south facing garden which means many of the rooms, particularly the dining kitchen are really light. The accommodation in full comprises: Entrance Hall, Living Room with bay window, a delightful Dining Kitchen with a stylish central island to the kitchen area and a range of appliances as well French windows with further glazing to either side opening onto the garden, a Utility Room and WC cloaks. To the first floor is an attractive and spacious galleried landing, a Master bedroom with en suite Shower Room, 3 further Double Bedrooms and a House Bathroom. There are lawned gardens to the front of the property with a beech hedge and a wider driveway leads to an integral garage. There are largely lawned and south facing gardens to the rear of property that are quite private for an estate style property. A really lovely modern family house in a great location. Early viewing is essential but we also have a 360 tour which will provide a great insight as well.

The property is located on the south side of Beverley on this modern development. The location provides access to all that Beverley has to offer in terms of shops, restaurants and other local amenities. More locally the nearby Morrisons' retail development offers a supermarket and other stores including a gym. The location provides good access to Hull via the nearby A164 which also links to the A1079 and wider road network.



ACCOMMODATION

Entrance Hall - with double doors leading to...

Living Room - an attractive room with bay window to the front, further window to the side and herringbone wooden style flooring.

Dining Kitchen - a spacious and stylish room flooded with light due to the extensive glazing on the south aspect. The attractively fitted kitchen offers a range of base and wall mounted units with a central island and a range of appliances. The French windows within a box bay have further glazing to the side and open onto the garden.

Utility Room - with base and wall mounted units and a door to rear.

WC Cloaks - with low flush WC and pedestal wash hand basin.

First Floor Landing - an attractive galleried landing with window to front.

Master Bedroom - an attractive double bedroom with windows to two aspects.

En Suite Shower Room - an attractive and modern shower room with shower unit, low flush WC and pedestal wash hand basin.

Bedroom 2 - a double bedroom with windows to two aspects.

Bedroom 3 - a double bedroom with window to front.

Bedroom 4 - a double bedroom with window to rear.

Bathroom - a 3 piece suite with low flush WC, pedestal wash hand basin and panelled bath. Window to rear.

Outside - there are lawned gardens to the front perimeter with a beech hedge. A wider driveway leads to an integral garage. There are well maintained largely lawned and southerly facing gardens to the rear of the property with two patio areas and timber fencing to perimeters. The gardens are not particularly overlooked so are considered to be quite private in nature for an estate property.

