



£675,000

7 The Cedar Grove,
Beverley

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 'F' (verbal enquiry only).

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





7 The Cedar Grove, Beverley, HU17 7EP

A rare opportunity to acquire a 4 bedroom detached house on this highly regarded residential street in Molescroft. This eponymously named street is known for the lovely trees that line it giving it a character unlike anything else available in Beverley. The part stone-faced modern property is well presented and provides over 1950 sq ft of space including the integral garage. There is no forward chain, and the property must be viewed to fully appreciate all that it offers.

With a large living room to the rear of the property opening onto a spacious extensively glazed garden room that basks in the light from the westerly facing garden, the house has a very modern feel. It is offered in great condition with modern kitchen and bathrooms. All 4 bedrooms are doubles and the master bedroom has an en suite bathroom. The spacious block paved driveway which sits between two cedar trees provides off street parking for a number of cars and leads to an integral larger garage. The westerly facing garden has a large lawned area and well stocked herbaceous borders. It is not overlooked from the rear as The Lawns sits behind, which is a bungalow development. The full accommodation which benefits from gas fired central heating and uPVC double glazing briefly comprises: a spacious Entrance Hall, WC Cloaks and a large Living Room which leads through to a spacious Garden Room with extensive glazing and velux style windows to the ceiling. There is a modern fitted Kitchen with granite work surfaces and some fitted appliances which leads onto a Dining Room with patio doors to the garden, and there is also a utility room. To the first floor is a Landing, Master Bedroom with En Suite Bathroom, three further Double Bedrooms and a Family Bathroom. The block paved driveway leads to an integral larger garage with a remote up-and-over door. The lovely rear gardens are largely laid to lawn, westerly facing and quite private in nature given bungalows lie beyond the rear boundary. This is a very lovely home on a highly sought after residential street in Molescroft. Only by viewing in person will you fully appreciate all that it has to offer but our 360 degree tour will provide an excellent insight in the first instance. No forward chain.



LOCATION

The Cedar Grove forms part of a development that is located close to the original centre of Molescroft Village. It is a highly regarded residential area that is convenient for all the shops, restaurants and local amenities that Beverley has to offer. There is a local primary school and Longcroft secondary school is nearby. The nearby A1035 provides links to the A1079, A164 and the wider road network.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with stairs to the first floor.

Utility Room - with plumbing for a washing machine and a door leading to...

WC Cloaks - window to the side, low flush WC and wash hand basin.

Living Room - a spacious room with lots of light coming through the squared arch which opens onto the...

Garden Room - a stunning space with a vaulted ceiling, velux style windows and glazing along the full external wall. French doors giving access to the garden.

Kitchen - a modern kitchen with a range of base and wall mounted units including fitted hob, oven, grill and microwave. Quartz-style work surfaces, 2 sinks, door and window to side. Squared arch opening onto...

Dining Room - with patio doors to the garden and fitted base level units with glass front display cabinet over.

First Floor Landing

Master Bedroom - a spacious double bedroom with window to the rear.

En Suite Bathroom - a modern three piece suite in white comprising P-shaped bath with shower screen and shower over, low flush WC and wash hand basin. Fully tiled walls and window to the side.

Bedroom 2 - a good sized bedroom with window to the front.

Bedroom 3 - a double bedroom with window to the front.

Bedroom 4 - a double bedroom with window to the rear.

Bathroom - a modern three piece suite in white comprising a panelled bath with shower screen and shower over, low flush WC and wash hand basin with cupboards underneath. Window to the side.

Outside - there are gardens to the front of the house that are largely laid to lawn with herbaceous beds. A block paved driveway leads to an integral garage and provides off street parking for a number of vehicles. The garage is larger than a regular single garage and is accessed via a remotely operated door. It houses the boiler, there is power and light and a courtesy door giving access the hallway. To the rear of the house are very appealing south-west facing gardens that are largely laid to lawn with well stocked herbaceous beds. There are two separate patio areas, a summerhouse and timber shed. The garden is not directly overlooked from the rear as the neighbouring properties there are bungalows.

AGENT’S NOTE

Gardens: One of the cedar trees at the front of the property is within the curtilage of it. East Riding Council records suggest that there is a tree preservation order on it. We are also informed that a covenant restricts the erection of a hard border i.e. fence along the side perimeters of the rear gardens of this and adjacent properties. All though have quite extensive hedging along the majority of the boundaries.

