



Highcroft, Beverley, East Yorkshire, HU17  
ZSG  
Offers In The Region Of  
£650,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



# Highcroft, Beverley, East Yorkshire, HU17 7SG

## Offers In The Region Of £650,000

Nestled within an exclusive cul-de-sac in the charming village of Cherry Burton, this remarkable four bedroom detached family home exudes elegance and convenience. Boasting a thriving community complete with a local store, inviting pub serving delectable fare, and an excellent pre-school, residents also enjoy access to picturesque countryside trails and cycling routes. With seamless road connections and the Georgian market town of Beverley merely 5.8 miles away, convenience meets tranquillity. Inside, the property offers spacious, contemporary living spaces flooded with natural light, creating an inviting atmosphere for immediate occupancy and enjoyment. Its expansive floorplan, featuring a partially converted garage with recently approved planning permission for a single story extension above, presents versatile opportunities, including the potential for a guest annex suitable for multi-generational living needs with multiple work from home spaces. Externally, the residence occupies a generous plot featuring private rear gardens and a versatile pod structure, perfect for transforming into a home office, studio, gym, or entertainment space. This property seamlessly combines modern living with the comforts of rural serenity, offering a truly exceptional lifestyle opportunity. Early viewings are strongly recommended to avoid disappointment.





#### ENTRANCE HALL

Composite front door, coving, wood flooring, radiator and power points.

#### DOWNSTAIRS TOILET

UPVC double glazed window to the side aspect, coving, tiled flooring, low flush WC and wall mounted wash hand basin.

#### LOUNGE

UPVC double glazed windows to the front aspect, French doors opening to the kitchen, opening into sun lounge, coving, feature fireplace with wood burning stove, radiators, TV point and power points.

#### SUN LOUNGE

UPVC double glazed window to the rear aspect, French doors opening to the garden, coving, wooden flooring and power points.

#### KITCHEN/DINER

UPVC double glazed window to the rear aspect, French doors opening to the garden, coving, wooden flooring, a range of wall and base units with quartz work surfaces, island unit, under counter sink, integrated fridge, integrated dishwasher, radiator, extractor hood and power points.

#### UTILITY ROOM

UPVC double glazed window to the side aspect, double glazed doors to the front and rear aspects, tiled flooring, a range of wall and base units with roll top work surfaces, tiled splash backs, heated towel rail, space for washing machine, space for tumble dryer, sink and drainer unit, fuse box and power points.



#### STUDY

UPVC double glazed window to the side aspect, French doors opening to the garden, door leading to the garage, wooden flooring, radiator and power points.

#### FIRST FLOOR LANDING

UPVC double glazed windows to the front aspect.

#### BEDROOM ONE

UPVC double glazed window to the rear aspect, coving, radiator and power points.

#### EN SUITE

UPVC double glazed window to the side aspect, tiled flooring, panel enclosed bath with mixer taps, tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit and heated towel rail.

#### BEDROOM TWO

UPVC double glazed window to the rear aspect, coving, fitted wardrobes, radiator and power points.

#### BEDROOM THREE

UPVC double glazed window to the rear aspect, coving, radiator and power points.

#### BEDROOM FOUR

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points.



#### BATHROOM

UPVC double glazed window to the front aspect, tiled walls, tiled flooring, three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin, heated towel rail and radiator.

#### GARAGE

Double garage with electric roller doors, power and lighting. Used for storage as the rear part has been converted to make the study, which has also been used as additional guest accommodation. The layout and subject to the relevant permissions, this space would make a love guest annex for elderly or dependant relatives.

#### GARDEN POD

Multiple work spaces for those working from home.

#### GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap and lights.

Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding; F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	<b>76</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

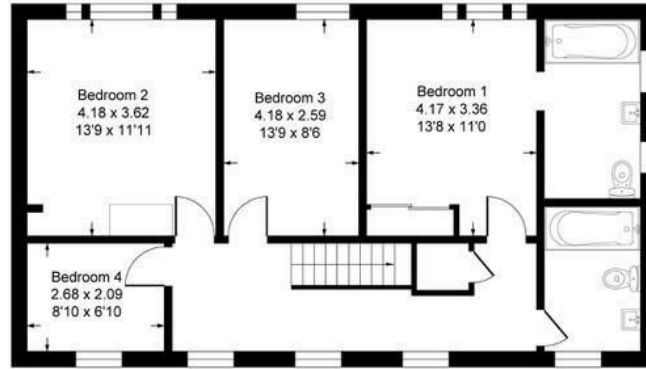
#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

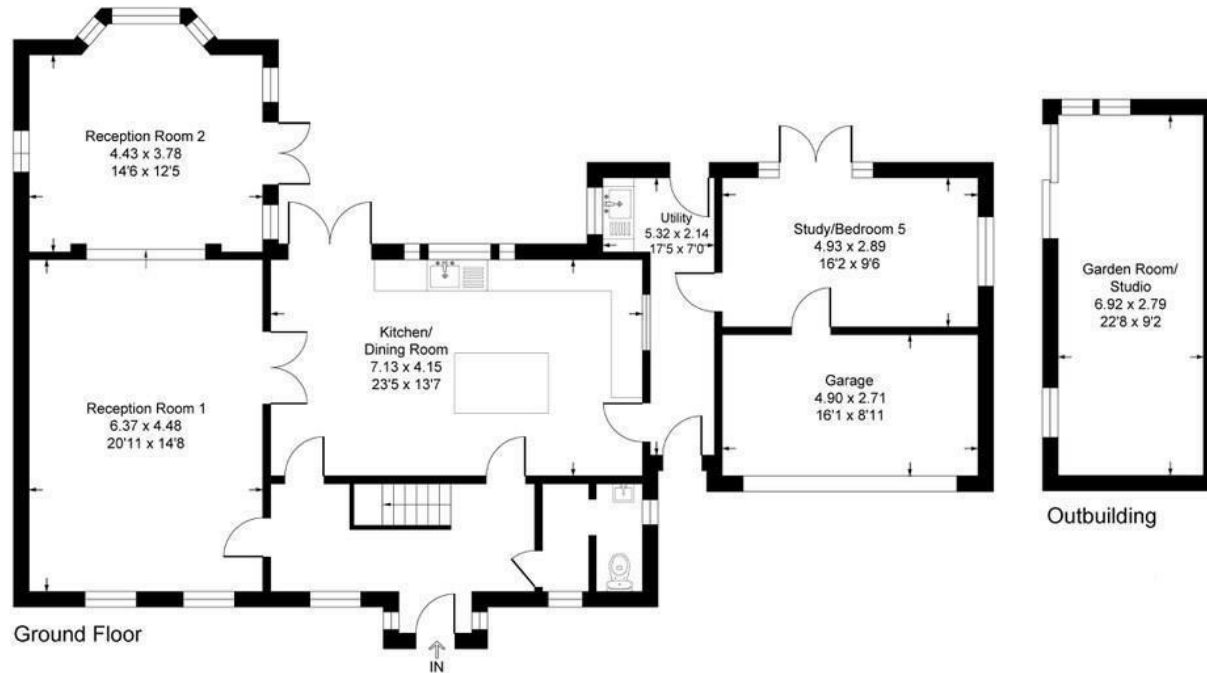
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Approximate Gross Internal Floor Area = 226.3 sq m / 2437 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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