



Mere Glen, Beverley, East Yorkshire, HU17 7LL

Offers In The Region Of £625,000

HUNTERS[®]
EXCLUSIVE



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This impressive five-bedroom detached property stands proudly at the head of a cul-de-sac on its well-sized plot. Located in the popular village of Leconfield, just 3 miles from the historic market town of Beverley, it offers a desirable blend of tranquil village life with easy access to the vibrant amenities of the town.

The home features a spacious, naturally light interior with two reception rooms and a fabulous open-plan kitchen/dining/family area that opens to the garden, making it perfect for entertaining or spending quality time with family and friends. The five generously sized bedrooms, including two with En-suite bathrooms, are spread over the first and second floors, along with a family bathroom.

Outside, the property boasts ample parking, a double garage, and well-maintained front and rear gardens, providing plenty of space for outdoor activities and relaxation.





ENTRANCE HALL

Oak front entrance door, coving, tiled flooring, under floor heating, alarm panel, stairs ascending to the first floor landing, under stairs cupboard and power points.

DOWNSTAIRS TOILET

Coving, tiled flooring, under floor heating, low flush WC, wash hand basin with vanity unit and extractor fan.

LOUNGE

Double-glazed bay window to the front aspect, French doors onto garden, coving, under floor heating, feature log burner, TV point and power points.

DINING ROOM

Double-glazed window to the front aspect, under floor heating and power points.

KITCHEN

Double-glazed windows to the side and rear aspects, coving, tiled flooring, range of wall and base units with Quartz work surfaces, tiled splash back, island with breakfast bar feature, sink and drainer unit with Quaker top, integrated dishwasher, integrated wine cooler, integrated fridge/freezer, electric oven, electric hob, extractor hood, TV point and power points.

UTILITY ROOM

Double-glazed door to the side aspect, coving, tiled flooring, range of wall and base units with roll top work surfaces, tiled splash back, sink and drainer unit,



space for washing machine, space for tumble dryer, boiler, fuse box and power points.

FIRST FLOOR LANDING

Double-glazed window to the front aspect, coving, stairs to second floor landing, airing cupboard, radiator and power points.

BEDROOM ONE

Double-glazed window to the front aspect, coving, fitted wardrobes, radiator, telephone point, TV point and power points.

EN SUITE

Double-glazed window to the side aspect, tiled walls, tiled flooring, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

BEDROOM TWO

Double-glazed bay window to the front aspect, fitted wardrobes, radiator and power points.

BEDROOM THREE

Double-glazed window to the front aspect, coving, fitted wardrobes, radiator, TV point and power points.

BATHROOM

Double-glazed opaque window to the rear aspect, part tiled walls, tiled flooring, four piece bathroom suite comprising; free standing bath with mixer taps and



shower attachment, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit and heated towel rail.

SECOND FLOOR LANDING

Velux window to the front aspect, radiator and power points.

BEDROOM FOUR

Velux windows to the front and rear aspects, radiator, TV point and power points.

BEDROOM FIVE

Velux windows to the front and rear aspects, radiator, TV point and power points.

EN SUITE

Velux window to the side aspect, shower cubicle with mains power, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

GARDEN

Mainly laid to lawn with plant and shrub borders, side access, patio area, outside tap and outside lighting.

GARAGE

Up and over electric door with power and lighting.

PARKING

Allocated parking for three vehicles.

Material Information - Hunters Beverley



Tenure Type; FREEHOLD

Private Road Fee; Approx. £300 Per Annum

Council Tax Banding; F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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 = 234.5 sq m / 2525 sq ft

Garage Area = 31.4 sq m / 339 sq ft

Total Area = 266.0 sq m / 2864 sq ft

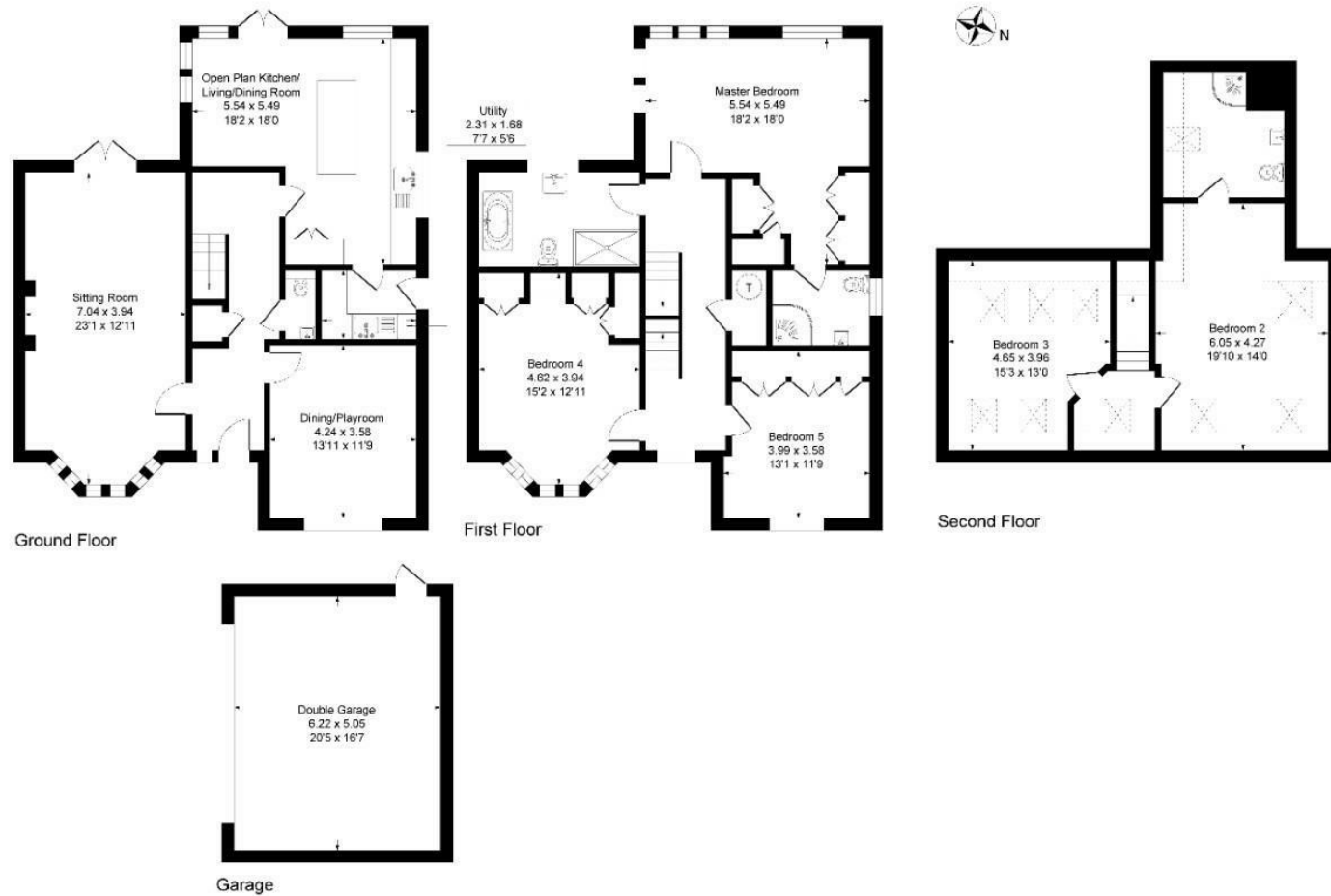


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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