



**35 Carter Drive**  
**Beverley, East Yorkshire HU17 9GL**  
**Price £440,000**

**WP** WOOLLEY  
& PARKS



\*\*\* A SUBSTANTIAL DETACHED FAMILY HOME WITH CONVERTED LOFT - GENEROUS PLOT - SOUGHT AFTER LOCATION \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

Offering a wealth of space, with great versatility, this remarkable home is PERFECT for the growing family! The property has been maintained to a fabulous standard throughout, offering a range of attractively presented accommodation, briefly comprising Entrance Hall, Guest Cloakroom, Lounge, Dining Room, Kitchen with Breakfast Room and Utility to the ground floor, with FOUR DOUBLE BEDROOMS, En-Suite Shower Room and House Bathroom to the first floor. A second staircase leads up to a huge converted loft space, with a dedicated study area, which makes an ideal games room, hobby space or potential fifth Bedroom. The property occupies a generous garden plot, with ample driveway space approaching the integral double garage. AN ABSOLUTE MUST-SEE FOR ALL FAMILY-HOME SEEKERS!



## Entrance Hall

15'0" x 4'9" widens (4.57m x 1.45m widens)

A modern composite entrance door, with double glazed panel detail, opens from a recessed porch into a welcoming hallway, with radiator, fitted carpet and staircase leading off.

## Guest Cloakroom

8'11" x 3'1" (2.72m x 0.94m)

A most useful convenience features a suite of WC and pedestal wash basin, with tiled splash back, vinyl flooring, radiator and extractor fan.

## Lounge

19'10" x 11'6" (6.05m x 3.51m)

A generous reception room with a walk-in bay and three double glazed windows to the front elevation, ceiling coving, fitted carpet, two radiators, TV/media points and a living flame gas fire, set within a granite composite hearth and back with oak finish mantelpiece surround.

## Dining Room

13'2" x 11'6" (4.01m x 3.51m)

Another good reception room, with glazed double doors opening through from the Lounge, ceiling coving, fitted carpet, radiator and double glazed French doors opening to the rear garden.

## Kitchen

13'9" x 10'7" max (4.19m x 3.23m max)

The Kitchen is comprehensively fitted with a range of base, wall and drawer units in a cream matte Shaker finish, with wood block effect work surfaces, stainless steel sink unit and splash back tiling. Integrated appliances include an electric double oven/grill, gas hob with stainless steel extractor hood, dishwasher and a fridge. With radiator, tiled flooring and a double glazed window to the rear elevation.

## Breakfast Room

7'10" x 7'4" (2.39m x 2.24m)

Open plan to the Kitchen, with ceiling coving, tiled flooring, radiator and double glazed doors opening to the rear garden.

## Utility Room

9'10" x 5'2" (3.00m x 1.57m)

With fitted base unit, worktop and stainless steel sink unit, recess spaces for freestanding appliances, tiled flooring, radiator, extractor fan, integral door to the garage and a double glazed panel door opening to the side passageway.

## First Floor Landing

With radiator, fitted carpet and a second staircase rising to the loft room. A built-in airing cupboard houses the hot water cylinder.

## Bedroom One

14'5" x 11'7" (4.39m x 3.53m)

The principal bedroom is an excellent double room, with a

bank of fitted wardrobes, radiator, TV point, fitted carpet and twin double glazed windows to the front elevation.

## En-Suite

8'7" x 5'1" (2.62m x 1.55m)

A white suite comprises of a panelled bath with shower over and glass side screen, wash basin set within a counter top with fitted cabinet below and a WC with concealed cistern. With wall and floor tiling, radiator, extractor fan and a double glazed window.

## Bedroom Two

13'8" x 13'1" plus recess (4.17m x 3.99m plus recess)

A very spacious double room, with built-in storage cupboard, radiator, fitted carpet and a double glazed window to the front elevation.

## Bedroom Three

12'10" x 10'11" plus recess (3.91m x 3.33m plus recess)

Another generous double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

## Bedroom Four

11'10" x 11'6" (3.61m x 3.51m)

Also a very comfortable double room, with radiator, fitted carpet and a double glazed window to the rear elevation.

## Bathroom

10'9" max x 8'10" max (3.28m max x 2.69m max)

A white suite comprises of a panelled bath, separate shower enclosure, pedestal wash basin and WC, with splash back tiling, vinyl flooring, radiator, extractor fan and a double glazed window.

## Bedroom Five/Games Room

25'6" x 16'5" plus 10'9" x 7'4" (7.77m x 5.00m plus 3.28m x 2.24m)

An extremely generous and versatile conversion of the loft space makes an ideal games room or additional bedroom, with a home study area complete with fitted desk and shelving. With two radiators, fitted carpet, fitted TV unit and aerial point, two Velux roof lights and two double glazed windows. There are multiple access points into useful eaves storage spaces.

## External

The property boasts an attractive frontage, with a generous driveway providing ample space for several vehicles, and an open lawned garden with blossom tree.

## Double Garage

16'5" x 15'9" deepens (5.00m x 4.80m deepens)

With twin up and over doors, electric lighting, power sockets and wall mounted gas central heating boiler.

## Rear Garden

Extending to the rear and side of the house, the gardens are relatively low maintenance, being predominantly lawned with two generous paved patio terraces, set within a fenced perimeter.

## Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

## Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - F.

## Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

## Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

## Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

## Draft Details:

To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.





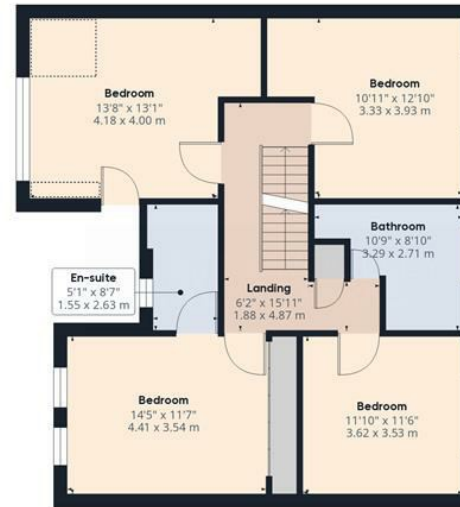








Ground Floor



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

2419.22 ft<sup>2</sup>  
224.75 m<sup>2</sup>

Reduced headroom

97.05 ft<sup>2</sup>  
9.02 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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