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grays



18 The Meadows, Cherry Burton, HU17 7RL

£399,950





# 18 The Meadows

Cherry Burton, HU17 7RL

- DELIGHTFUL CORNER PLOT
- GENEROUS GARDENS
- FOUR BEDROOMS
- FURTHER IMPROVEMENT POTENTIAL
- REPLACEMENT CARPETS, FLOOR COVERINGS, CURTAINS AND BLINDS
- NEWLY FITTED AND WELL SPECIFIED KITCHEN
- LARGE RECEPTION ROOMS
- DOUBLE GARAGING AND LARGE DRIVEWAY
- NO ONWARD CHAIN
- OVER 1500 SQUARE FEET

DELIGHTFUL FAMILY HOME SITUATED UPON A PRIVATE CORNER PLOT.

Offering well planned and modern living with a programme of upgrade having taken place with further improvement potential.

The property offers an arrangement of open plan and flowing living space with an interlinking Dayroom and Snug to the newly fitted Kitchen making the property ideal for profiles searching for a true family home.

The ground floor comprises; Entrance Hallway, Cloakroom, Reception Lounge of a good size, Dayroom/Dining area and immaculately appointed Kitchen, Garden Room and Utility Room.

To the first floor level a central landing provides access to four well-proportioned Bedrooms and Shower Room.

Externally the property enjoys a broad frontage with generous driveway parking and a double garage.

West facing gardens remain private and secluded to the rear and storage outbuilding/workshop.



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## AGENTS NOTE

The property has been modernised internally. Improvements include; new decoration, newly fitted kitchen, floor coverings and carpets, window dressing, partial replacement glazing and composite entrance door, along with new sanitary ware and tiling to the Cloakroom W.C.

## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 17'6" x 7'9" (5.35 x 2.37)  
A welcoming entrance to this spacious family home with gallery style landing and staircase leading to the first floor level and uPVC double glazed windows providing an abundance of natural daylight to the immediate front outlook and composite entrance door.

**CLOAKROOM/ WC**  
Having been recently replaced with a wall mounted basin inset to unit, low flush WC, porcelain tiling to splashbacks and uPVC privacy window to frontage.

**RECEPTION LOUNGE** 21'1" x 12'6" (6.43 x 3.82)  
Benefitting from a dual aspect over the frontage and private rear gardens. Generously sized with a central focal point provided via a raised mantle with open fire insert.

**DINING ROOM/ FAMILY ROOM** 12'7" x 11'6" (3.85 x 3.52)  
With access provided from the kitchen and leading into lounge space, with conservatory/ sun room extending beyond.

**CONSERVATORY/ SUN ROOM** 11'2" x 8'8" (3.41 x 2.65)

**BREAKFAST KITCHEN** 17'0" x 10'6" (5.20 x 3.22)  
Having been fully renovated with modern styling throughout including soft grey high gloss wall and base units with contrasting work surfaces over. Plinth and wall unit down lighters, inset spotlights to ceiling, mid level oven with integrated microwave, induction hob with extractor canopy over. Over size one and a half bowl sink with drainer, including hose attachment. Integrated fridge and freezer, carousel style storage with soft closing doors and pan drawers throughout. Space for a breakfast table, accessed from the entrance hallway and leading through to...

**UTILITY ROOM** 13'1" x 6'2" (4.0 x 1.89)  
A flexible space with dedicated sink unit and space for a number of low level white goods. Fitted cupboards, floor mounted Starkey and Johnson warm air boiler. Access to the rear is provided via a further storage area, with interlinking area through to the double garage.

**REAR LOBBY**  
Providing a walkway through to the garage space and rear access.

**FIRST FLOOR LANDING** 15'4" x 10'7" (4.68 x 3.25)  
Gallery landing provides access to four bedrooms and house bathroom, with uPVC double glazed window to the front elevation.

**BEDROOM ONE** 15'11" x 10'5" (4.86 x 3.18)  
With fitted wardrobes to wall length and of double bedroom proportions with uPVC double glazed window to rear.

**BEDROOM TWO** 10'6" x 12'8" (3.22 x 3.88)  
With uPVC double glazed window to frontage, wardrobes and locker storage over.



### BEDROOM THREE

With uPVC double glazed window to rear.

10'5" x 10'3" (3.19 x 3.13)

### BEDROOM FOUR

With uPVC double glazed window to rear, storage cupboard and has potential to be used as a home office also.

10'5" x 6'10" (3.18 x 2.10)

### HOUSE BATHROOM

Well appointed throughout with contemporary style tiling to wall covering and additional splash screening to the walk in shower enclosure. Aqualisa remote controlled shower with wall mounted console and additional shower head and console also to shower space. Storage cupboard, wall mounted basin, low flush WC, heated towel rail and new uPVC privacy window to the rear.

8'3" x 7'9" (2.54 x 2.37)

### EXTERNAL

18 The Meadows remains conveniently positioned in the desirable residential setting of The Meadows, in Cherry Burton. Remaining a short distance walk away from all the services and amenities the village centre has to offer and occupying a private corner plot position with good levels of seclusion provided to the rear gardens.

The property itself has a generous driveway suitable for parking for numerous vehicles, in turn leading through to a double garage with up and over access door and full power and lighting.

A low level wall borders the front perimeter boundary with herbaceous planting and shrubbery to the borders. Leading through to large rear garden, of an excellent size, private and enclosed throughout with patio extending from the building footprint. Laid to lawn grass section and well screened borders and edging, backing onto the playing fields. External tap and light points.

An additional work shop also features to the property that has potential for a conversion to a home office or play room. With full power and lighting.

### COUNCIL TAX:

We understand the current Council Tax Band to be E

### SERVICES :

Mains water, gas, electricity and drainage are connected.

### TENURE :

We understand the Tenure of the property to be Freehold.

### MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

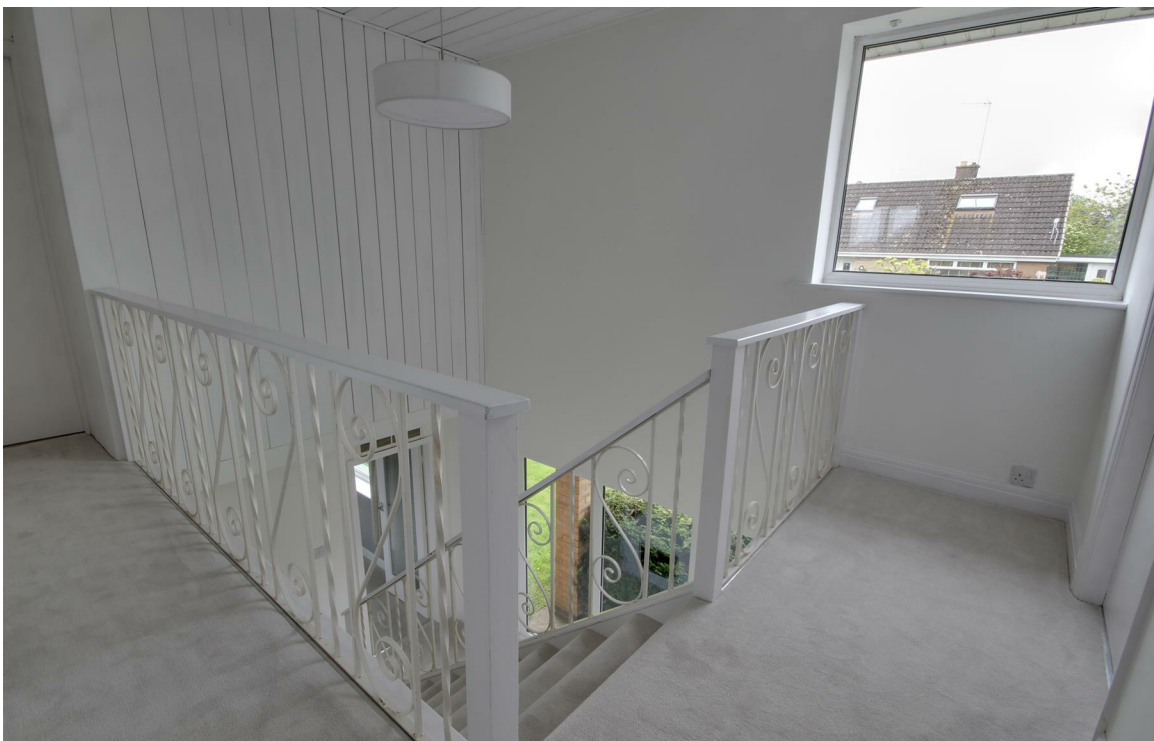
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





## Floor Plans



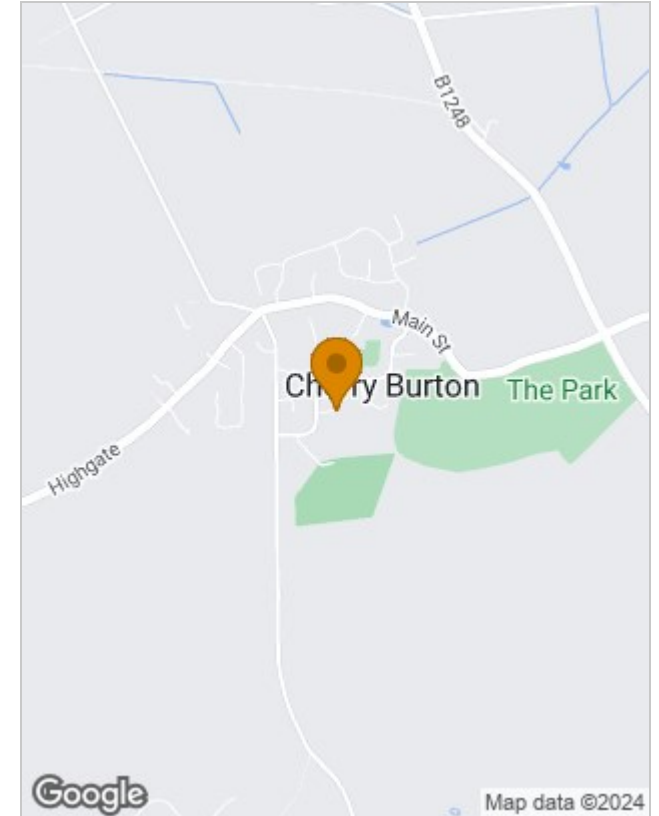
## Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

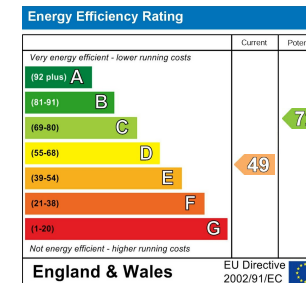
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph



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