

**staniford**  
grays



194 Canada Drive, Cherry Burton, HU17 7SB

£349,950







# 194 Canada Drive

Cherry Burton, HU17 7SB

- SMARTLY APPOINTED FAMILY HOME
- PLEASANT CUL-DE-SAC SETTING
- MODERN STYLED AND OPEN PLAN KITCHEN
- TWO RECEPTION ROOMS
- VIEWING ADVISED
- 4 BEDROOMS + ADDITIONAL SPACE
- GENEROUS GARDENS
- ATTENTION TO DETAIL THROUGHOUT
- CONVERTED ADDITIONAL SPACE TO GROUND FLOOR
- NO ONWARD CHAIN

A SUPERB EXAMPLE OF A MODERN, DETACHED HOME WITH A SIZEABLE REAR GARDEN AREA.

Offering a spacious internal layout with an excellent balance of formal reception spaces and open plan living, this smartly appointed and well specified family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, Dining Room/Reception 2, open plan Breakfast Kitchen Room benefiting from garden views, Utility Room and converted and flexible space used for a multitude of purposes and a Cloakroom W.C.

To the first floor landing access to Four Bedrooms and a House Bathroom with the Principal Bedroom benefiting from En-suite provision.

Externally a double width driveway provides access to a store.

Private facing gardens feature to the rear with a dedicated patio and grassed lawn area of a good size with decked terrace.

Available for immediate viewing for applicants looking for a modern styled home with no onward chain.



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## ACCOMMODATION COMPRISES

**ENTRANCE HALLWAY** 18'11" x 6'2" (5.77 x 1.88)  
Accessed via composite style entrance door, this smartly appointed family home offers a trove of upgraded features. The hallway itself leads to a dedicated Kitchen Breakfast room and reception lounge with staircase approach to first floor level with balustrade and spindles and gives access to....

**CLOAKROOM/ WC**  
With uPVC privacy window to the front orientation, low level WC and wash hand basin inset to vanity unit.

**RECEPTION LOUNGE** 17'7" x 11'1" into bay (5.38 x 3.40 into bay)  
With uPVC double glazed bay window to the immediate front outlook, suitably sized to accommodate furniture suite with French doors leading through to the dedicated Dining Room. A central focal point is provided via a fireplace with cast iron log burning stove with venting to chimney and mounted railway sleeper over.

**DINING ROOM/ RECEPTION TWO** 12'4" x 9'1" (3.78 x 2.77 )  
With uPVC double glazed French doors leading through to the external garden area. Has potential to be used as a further informal reception space.

**BREAKFAST KITCHEN** 17'1" x 11'10" maximum (5.21 x 3.61 maximum)  
Serving as the heart of this family style home with good levels of natural daylight and enjoying full garden orientation via uPVC double glazed window and additional French doors to terrace.

The kitchen has been fully upgraded, enhanced and improved throughout, in a modern style with coloured modern fitted wall and base units with contrasting work surfaces over. Inset spotlights to ceiling, cabinetry lighting and inset plinth lighting also. A range of integrated appliances include induction hob with extractor canopy over, double mid level oven, integrated fridge and freezer, integrated dishwasher and contemporary style sink and drainer with mixer tap. Feature upstands with fitted shelving and concealed lighting. To the alternate room length, a dedicated breakfast bar also features with further storage provision and Karndean to floor coverings.

**UTILITY ROOM** 7'10" x 7'10" (2.39 x 2.39)  
Fitted with a range of low level base units with space for free standing white goods including plumbing for washing machine, inset sink and drainer also.

**ADDITIONAL SPACE/ BONUS ROOM** 10'7" x 8'0" (3.25 x 2.44)  
With uPVC double glazed window to side, has potential to be used for a multitude of purposes depending on an individual owners requirements.

**FIRST FLOOR LANDING**  
Giving access to four bedrooms and storage cupboard with loft access point also.

**PRINCIPAL BEDROOM** 10'11" x 10'0" (3.35 x 3.05)  
With uPVC double glazed window to the front facing elevation, and suitably sized to accommodate double bedroom furniture. With access to...





**ENSUITE SHOWER ROOM**

With uPVC double glazed privacy window to side elevation. Smartly appointed throughout with white sanitary ware comprising of enclosed shower cubicle, low flush WC, inset basin to vanity unit, tiled floor coverings and tiling to splashbacks. With heated towel rail also.

**BEDROOM TWO**

With uPVC double glazed window to rear, of double bedroom proportions and fitted wardrobes to wall length.

11'10" x 10'7" (3.61 x 3.25)

**BEDROOM THREE**

With uPVC double glazed window to the front facing elevation and fitted wardrobes.

7'10" x 7'4" (2.39 x 2.26)

**BEDROOM FOUR**

With uPVC double glazed window to rear and of double bedroom proportions.

7'6" x 7'3" (2.31 x 2.21)

**HOUSE BATHROOM**

Well appointed throughout with travertine floor and wall tiling in a modern style, appointed with a three piece white suite comprising of panel bath with shower attachment, low flush WC, inset basin to vanity unit and heated towel rail.

**EXTERNAL**

Canada drive itself remains conveniently positioned within the delightful and picturesque village of Cherry Burton. The immediate area offers family living for a range of purchaser profiles. With the subject dwelling having undergone a complete programme of renovation and transformation over recent years and consequently comes recommended for further internal inspection.

The property occupies a broad frontage with generous driveway providing ample parking provision in turn leading to garage.

Gated access leads to the private and enclosed rear gardens with the plot remaining one of the most saleable assets to the property given its generous size and privacy. A block paved sun terrace extends from the immediate building footprint with a further laid to lawn grass section with raised decked terrace and shed also. Established planting and fencing features to boundary perimeters also with external light and tap points.

**GARAGE/ STORE**

With electronically operated roller door.

8'7" x 6'5" (2.62 x 1.96)

**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 :**

Stanford 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@stanfords.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.

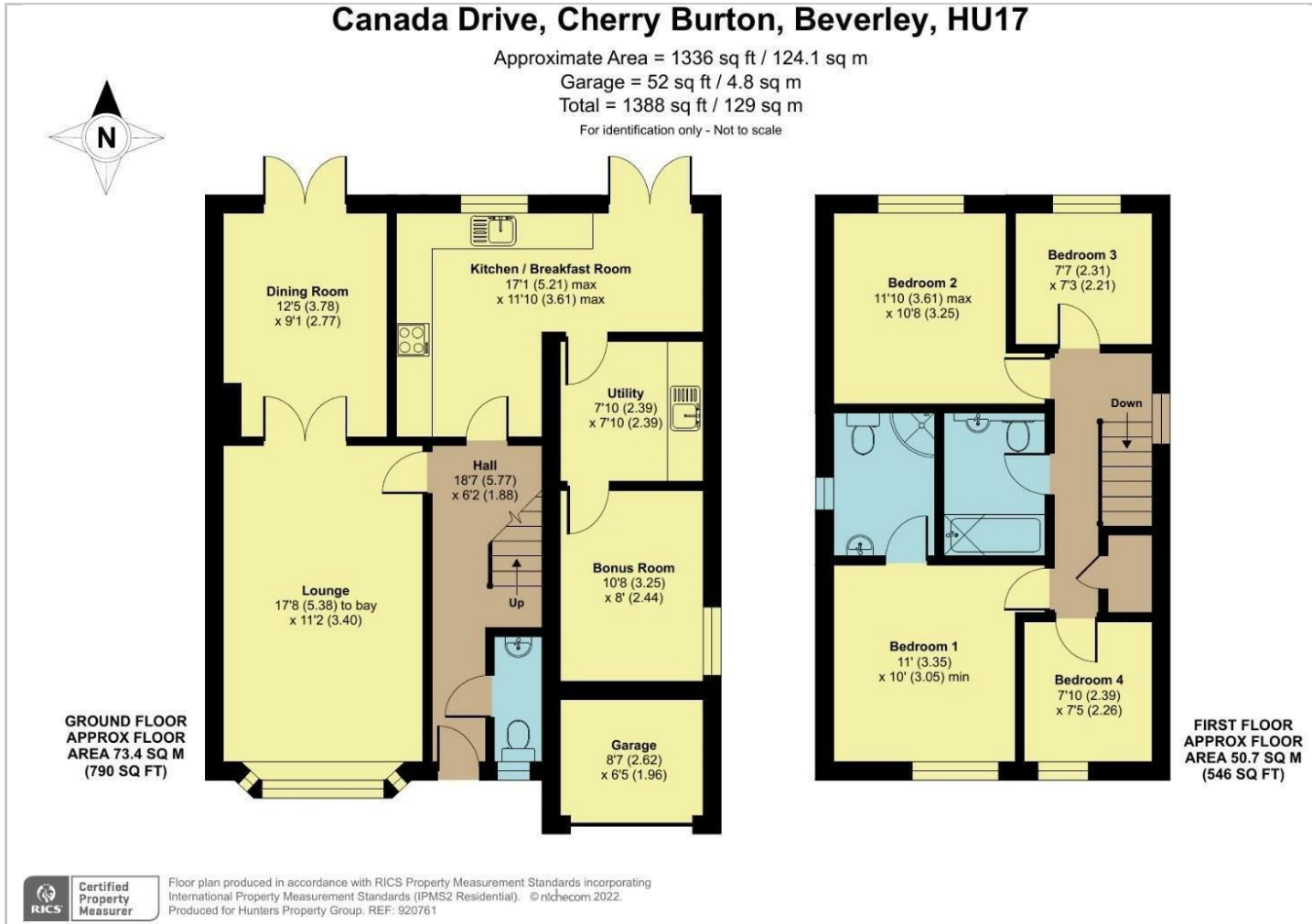
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



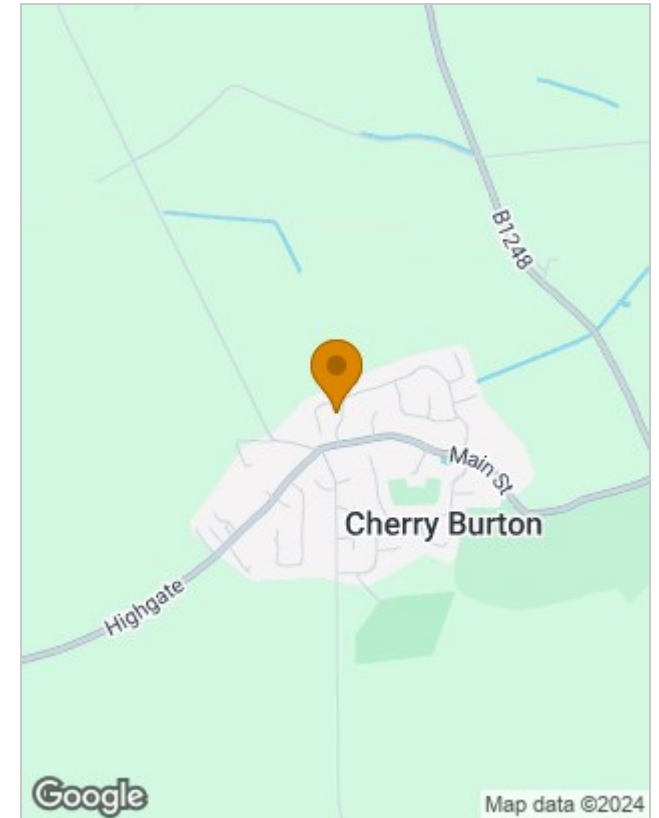




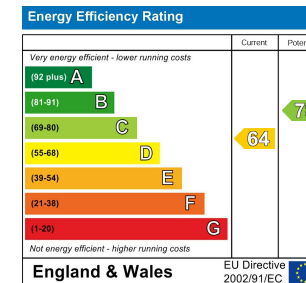
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.