



33 Romney Drive, Beverley, HU17 8LB

Offers Around £409,950



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Beverley, HU17 8LB

- NO CHAIN ! CONTEMPORARY DETACHED FAMILY HOME
- BUILT BY RISBY HOMES CIRCA 2020
- TWO ENSUITE SHOWER ROOMS
- DECKED GARDEN AREA WITH PERGOLA
- OPEN PLAN KITCHEN DAY ROOM
- FOUR BEDROOMS
- TWO SETS OF BIFOLD DOORS
- OFF STREET PARKING
- GENEROUS REAR GARDEN
- UNDER NHBC WARRANTY

A superb four bedroom detached contemporary family home built by Risby homes circa 2020.

This home benefits from a number of upgraded specifications including underfloor heating, white "Venato" style quartz kitchen worktops and integrated NEFF appliances.

The lounge offers access to the generous garden with a set of bifold doors and the spacious Kitchen with a dayroom/dining area offers flexibility as well as a second set of (double) bi-fold doors to the garden. A useful utility room and WC complete the ground floor layout.

Upstairs there are four good sized bedrooms, two with ensuite shower rooms, as well as a house bathroom, ideal for a growing family. The generous garden with a raised decked area and pergola and two spacious patio areas is fantastic for summer entertaining.



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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL 18'8" x 5'1" (5.70 x 1.56)
Luxury vinyl herringbone flooring, underfloor heating, uPVC double glazed privacy glass front door, two pendant light fittings and under stairs cupboard.

CLOAKROOM 5'3" x 3'11" (1.62 x 1.21)
Wood door with chrome handles, luxury vinyl flooring, underfloor heating, two spotlights, front aspect uPVC double glazed privacy glass window, wash hand basin with vanity unit and low flush WC.

LOUNGE 14'5" x 12'9" (4.41 x 3.89)
Carpeted floor, underfloor heating, pendant light fitting, front aspect uPVC double glazed window and uPVC double glazed bi-fold doors to the garden.

UTILITY 7'9" x 5'10" (2.37 x 1.78)
Wood door with chrome handles, vinyl flooring, under floor heating, pendant light fitting, plumbing for a washing machine, side-aspect uPVC double-glazed window, sink with worktops and a range of wall and base units.

KITCHEN / DAY ROOM 19'8" x 14'3" (6.00 x 4.35)
Wood door with chrome handles, luxury vinyl herringbone flooring, underfloor heating, 12 ceiling spotlights, white "Venato" style quartz worktops with splash backs, uPVC double glazed side aspect window, double bi-fold doors leading to the garden. Integrated NEFF appliances include electric hob, extractor fan, dishwasher, oven, eye-level grill and 50/50 fridge freezer.

STAIRS AND LANDING 14'3" x 4'11" (4.35 x 1.52)
Carpeted floor, side aspect uPVC double glazed window, wood bannister with spindles, airing cupboard and loft access.

FIRST FLOOR

BEDROOM FOUR 9'10" x 5'10" (3.00 x 1.80)
Wood door with chrome handles, carpeted floor, pendant light fitting, wall mounted radiator and two front aspect uPVC double-glazed windows.

SUPERIOR BEDROOM 12'6" x 9'8" (3.83 x 2.96)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, front aspect uPVC double glazed window, wall mounted radiator and fitted wardrobes.



ENSUITE SHOWER ROOM

8'3" x 4'7" (2.54 x 1.40)
Wood door with chrome handles, tiled floor, shower enclosure with mixer shower and rainfall shower head, full splash back tiles. Four spotlights, front aspect uPVC double glazed privacy window, extractor fan, chrome towel rail, wall mounted vanity unit, wash hand basin with vanity unit and low flush WC.

HOUSE BATHROOM

6'3" x 6'10" (1.91 x 2.09)
Wood door with chrome handles, tiled floor, four spotlights, side aspect uPVC double glazed window, chrome towel radiator, freestanding contemporary bath with full splashback tiled surround and handheld shower. Low flush WC, wash hand basin with vanity unit, tiled splashbacks and ceiling extractor fan.

BEDROOM THREE

10'6" x 7'9" (3.22 x 2.37)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, rear aspect double glazed window and a wall mounted radiator.

BEDROOM TWO

10'9" x 9'0" (3.29 x 2.75)
Wood door with chrome handles, carpeted floor, pendant light fitting, side aspect uPVC double glazed window, wall mounted radiator

ENSUITE SHOWER ROOM

8'11" x 3'2" (2.74 x 0.97)
Wood door with chrome handles, tiled floor, two spotlights, uPVC rear aspect privacy glass window, chrome towel radiator, shower cubicle with mixer shower, rainfall shower head and tiled splash backs, low flush WC, wash hand basin with vanity unit and tiled splashbacks and chrome towel rail.

EXTERNAL

To the front mature shrubs in the borders and block paved steps to the front door.

Block paved driveway with parking for two vehicles, lawned garden with block paved patio and raised decked area with pergola, garden shed and fenced surround with gate to driveway.

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@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.

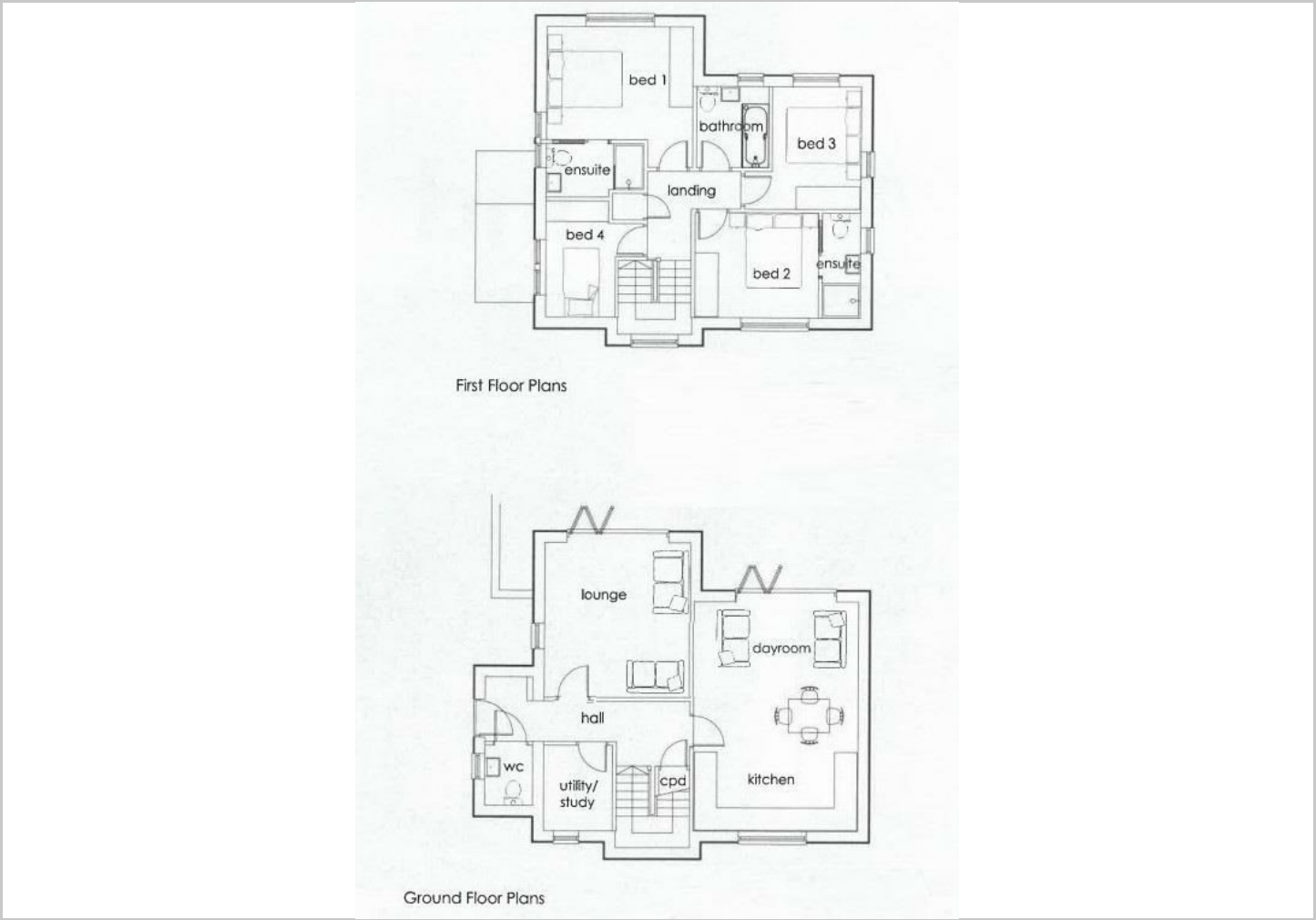
MISREPRESENTATION ACT 1967

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.

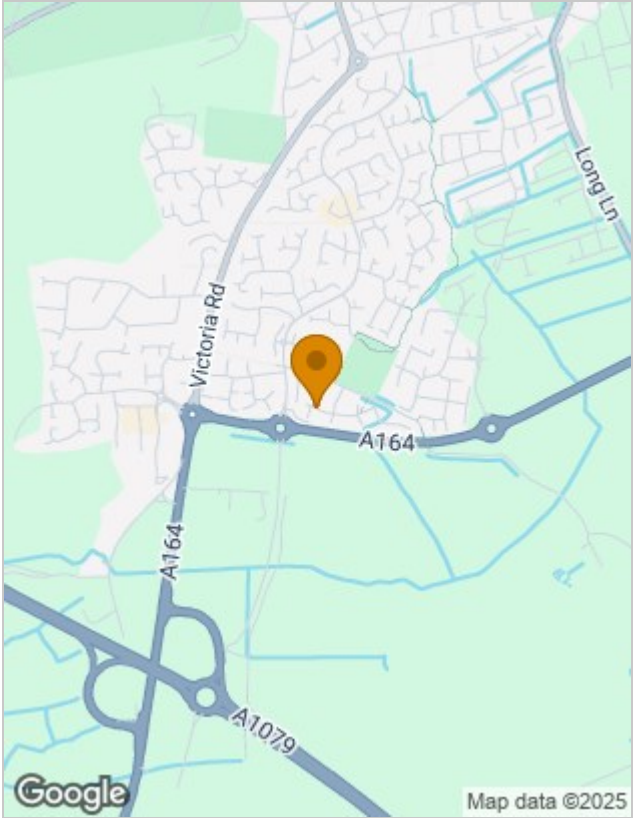
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



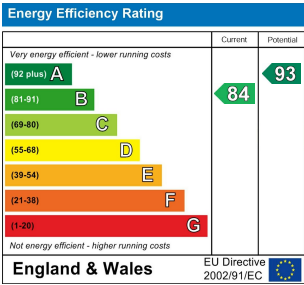
Floor Plans



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.