

**staniford**  
grays



3 Marsh Drive, Beverley, HU17 8WD

£375,000









# 3 Marsh Drive

Beverley, HU17 8WD

- DETACHED AND EXTENDED THREE BEDROOM FAMILY HOME
- LOCATED IN THE POPULAR "HERBS" DEVELOPMENT
- THREE BATHROOMS
- SUN LOUNGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- GARAGE
- SOUTHERLY ASPECT

\*\*\*A Beautiful and well presented Three Bedroom Detached family home in the popular area of the "Herbs" Development\*\*\*

This property has been extended and modernised by the current owners with the addition of both a spacious sun lounge to the rear on the ground floor and a "Jack and Jill" shower room on the first floor, perfectly positioned between the two main bedrooms.

The generous hall way has a useful cloak room/WC off it and leads to a spacious and front facing modern lounge which leads into the kitchen. The kitchen benefits from a walk in pantry cupboard, breakfast bar and integrated appliances. The sun lounge which is positioned off the kitchen to the rear offers flexibility of use with a contemporary feel, with access to the well maintained rear garden. The single garage, driveway plus the parking area at the front offer plenty of options when family or guests visit.

If you are looking for a spacious and beautifully presented family home get in touch, book your viewing today!



£375,000



## ACCOMMODATION COMPRISES

**ENTRANCE HALL** 17'10" x 6'2" (5.46m x 1.88m)  
Composite front door with chrome handles and privacy glass panel, ceiling spotlights and luxury vinyl flooring.

**CLOAK ROOM** 5'8" x 2'9" (1.73m x 0.86m)  
Karndean flooring with ceiling spotlights, low flush WC, wash hand basin with mixer tap and half splash back tiling.

**LOUNGE** 15'8" x 11'3" (4.80m x 3.44m)  
With Karndean flooring, front aspect uPVC double glazed window and an electric fire.

**KITCHEN** 18'4" x 10'5" (5.61m x 3.20m)  
Luxury vinyl flooring, side aspect uPVC double glazed window, uPVC side door, ceiling spotlights, a range of wall and base units, walk in pantry, drainer sink with mixer tap. Integrated appliances include, oven, fridge freezer, dishwasher, washing machine with NEFF electric hob, microwave and extractor.

**SUN LOUNGE** 16'6" x 9'8" (5.05m x 2.95m)  
Luxury vinyl flooring, ceiling spotlights, pyramid roof lantern, front aspect uPVC double glazed windows with French doors (with integrated blinds) to rear garden.

**STAIRCASE AND LANDING** 6'11" x 6'9" (2.11m x 2.08m)  
With carpeted floor, side aspect uPVC double glazed window and wooden bannister with glass balustrade.

**BEDROOM ONE** 8'11" x 6'10" (2.73m x 2.09m)  
Front Facing with carpeted floor, Fitted Wardrobes, central ceiling light and a rear aspect uPVC double glazed window.

**BEDROOM TWO** 12'8" x 11'5" (3.88m x 3.50m)  
With carpeted floor, Fitted Wardrobes, central ceiling light, rear aspect uPVC double glazed window, and fitted wardrobes.

**BEDROOM THREE** 11'8" x 11'4" (3.58m x 3.47m)  
With carpeted floor, Fitted Wardrobes, central ceiling light, fitted wardrobes and front aspect uPVC double glazed window.



#### **BATHROOM**

8'2"x 6'6" (2.51mx 2m )

With vinyl flooring, front aspect uPVC double glazed privacy window, chrome light fitting, bath with mixer shower, low flush WC, wash hand basin with mixer tap, full splash back tiles, airing cupboard and chrome towel radiator.

#### **JACK AND JILL SHOWER ROOM**

Positioned between bedrooms two and three with low flush WC, side aspect uPVC privacy window, wash hand basin, shower cubicle with mixer shower, ceiling spotlights and chrome towel radiator.

#### **GARAGE**

16'10" x 8'6" (5.15m x 2.61m)

With strip light, wooden window, manual up and over door and pedestrian wooden door.

#### **OUTSIDE SUMMER HOUSE**

9'6" x 7'4" (2.91m x 2.26m)

Wooden structure with insulation, tongue & groove wood panelling and electric power .

#### **EXTERIOR**

To the front a block paved parking area with parking for multiple vehicles and a concrete driveway and single garage. To the rear a block paved patio area with wooden fence surround, lawn and two flagged stepping stone paths leading to a dining dining area and the garden office. A flagged path to the side of the house leads to a wooden garden gate and access to the front.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be D

#### **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



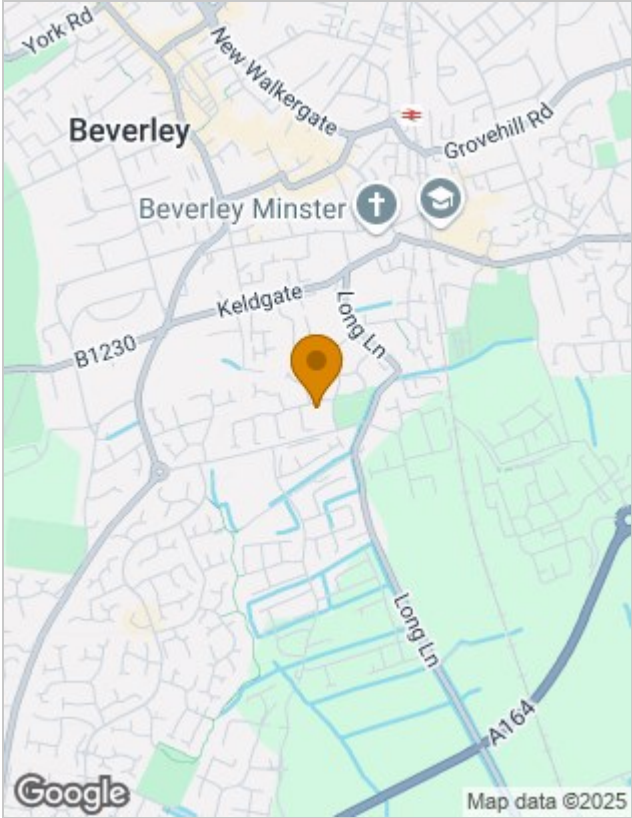
Viewing

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

