



**Tolcarne, 28 The Cedar Grove, Beverley HU17 7EP**  
**£440,000**

- Fabulous detached bungalow
- Superb cul-de-sac location (minimal traffic)
- Sought after Molescroft area
- Attractive easy to maintain gardens
- Move-in condition
- Recently fitted gas boiler
- Double glazing
- No onward chain
- EPC - Awaited

Situated in one of the most sought after areas of Molescroft, this fabulous detached bungalow offers great flexibility of living space. In immaculate condition, the property has a superb homely feel and offers great flexibility having three bedrooms and two reception rooms, and also, unusually, an integral double garage with wide driveway. Situated in a cul-de-sac position with a great community feel, and having been much loved and enhanced over time, viewing is highly recommended.

LOCATION

The property is located on The Cedar Grove which leads off from Molescroft Road, the A165, approximately 0.9 miles from the town centre. This area of Beverley is widely viewed to be the most sought after, and the property itself lies on an attractive cul-de-sac lined with the Cedar trees that give the thoroughfare its name.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

A wide and welcoming entrance hall with an L-shape having a modern uPVC front door with stained glass panel, engineered oak flooring, large storage cupboard with alarm and further airing cupboard housing the hot water tank and pump for the bathroom shower. There is access to the loft which is partly floored with pull down ladder and light, and also into an integral store leading through into the garage.

LIVING ROOM

17'7" x 12'10" (5.36m x 3.91m)  
A very well proportioned room with a Yorkstone fireplace and granite hearth housing gas living flame fire, bay window to the front elevation and further window to one side.

DINING ROOM

9'3" x 9'11" (2.82m x 3.02m)  
Offering flexibility of use and with a window to the side aspect and serving hatch into the kitchen.

KITCHEN

11'2" x 9'10" (3.40m x 3.00m)  
An attractive and modern kitchen with wall and base storage units having cream Shaker style fronts, laminate work surfaces and matching breakfast bar, ceramic tiled splashbacks, one and a half bowl sink and drainer, four ring electric hob with extractor over, integrated oven, space for upright fridge freezer, attractive porcelain tiled floor, uPVC door opening onto the rear garden and further window to one side.

W.C.

6'3" x 2'10" (1.91m x 0.86m)  
Two piece sanitary suite comprising pedestal hand wash basin, close coupled w.c. and a continuation of the engineered oak flooring from the entrance hall.

BEDROOM 1

16'1" x 10'10" (4.90m x 3.30m)  
An attractive dual aspect room with windows to both rear and side aspects, an extensive range of fitted wardrobes including matching drawer units, built-in seat and bedside units.

BEDROOM 2

12'7" x 10'10" (3.84m x 3.30m)  
Window to the rear elevation.

BEDROOM 3

12'7" x 8'3" (3.84m x 2.51m )  
Window to the rear elevation.

BATHROOM

8'7" x 6'1" (2.62m x 1.85m)  
Three piece sanitary suite comprising vanity unit with cupboard storage, back to the unit w.c., semi-recessed hand wash basin, corner shower enclosure with pumped power shower, ceramic tiled splashbacks and porcelain tiled floor. Window to the front elevation.

GARAGE

17' x 16' (5.18m x 4.88m)  
A generously sized double garage with twin electric roller shutter doors and courtesy door providing access to the side of the property. Wall mounted Worcester Bosch boiler (fitted 2016).

OUTSIDE

The property is set back from the road with an open plan lawned garden surrounded by a well stocked flower border. A double brick sett drive leads up to the garage.

Access can be gained through a wrought iron gate to the rear garden which has been landscaped for ease of maintenance. A real feature of the property, the garden has extensive and wide ranging planting with many ornamental shrubs, trees, ferns and evergreens. There is an attractive water feature with ornamental pond and rockery extensively planted with alpiners and an irrigation system.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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