



**QUICK & CLARKE**  
The Property Specialists

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**30 Highcroft, Cherry Burton HU17 7SG**  
**£575,000**

- Stunning family property
- Extended, remodelled and enhanced
- Beautiful open plan dining kitchen
- Four double bedrooms, two bathrooms
- Sought after village location
- Flexibility of living space
- Council tax band F
- EPC rating D

A very well-proportioned, immaculately presented and beautifully laid out, detached family house situated in one of the most sought after villages close to Beverley. Having been extended and remodelled, the property has a fabulous light and bright ambience and offers flexibility of living space which would suit any family.

Boasting three reception rooms which include the fantastic dining kitchen, the property also has beautifully tended gardens, off-street parking and garage. Viewing of this property is essential.

#### LOCATION

The property is located on the cul-de-sac which forms Highcroft and lies just to the west of the centre of this sought after East Yorkshire Wolds village. Cherry Burton is an appealing village having a strong community spirit and lying on the edge of the very picturesque Yorkshire Wolds. There is a good range of facilities within the village which include a public house, primary school, and a much used shop and post office. A broader range of facilities are available in the market town of Beverley which lies some three miles to the south.

#### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

16'5 x 5'11 (5.00m x 1.80m)

Modern composite front door with obscured glass panel, wide engineered oak flooring which flows through into the dining kitchen, matching oak banister with glass panels on the staircase leading to the first floor.

##### LIVING ROOM

18'1 x 11'9 (5.51m x 3.58m)

A very well-proportioned room with wide walk-in bay window to the front elevation, living flame gas fire with marble hearth and back, double timber glass panelled doors leading through into the dining kitchen.

##### SITTING ROOM

16' x 8'1 (4.88m x 2.46m)

A further large reception room with window to the front elevation.

##### DINING KITCHEN

11'9 x 11'1 reducing to 9'4 (3.58m x 3.38m reducing to 2.84m)

A stunning kitchen offering a range of storage units with gloss white fronts and contrasting dark grey worksurfaces with matching upstand. Four ring Neff induction hob with stainless steel extractor over, stainless steel 1 1/2 bowl sink and drainer. Integrated dishwasher, Neff oven and microwave. Engineered oak flooring, bay window in the dining area with French doors leading out into the rear garden and further window over the sink.

##### UTILITY ROOM

9'5 x 7'9 (2.87m x 2.36m)

Wall, base and larder units to match those in the kitchen, stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer. Porcelain tiled floor, uPVC glass panelled door opening onto the rear garden and integral door through into the garage.

##### CLOAKROOM

Two piece suite comprising contemporary vanity wash basin and close coupled WC, porcelain tiled floor.

#### FIRST FLOOR LANDING

##### BEDROOM 1

14'1 reducing to 11'9 x 11'9 (4.29m reducing to 3.58m x 3.58m)

Window to the front elevation, built-in wardrobes with sliding fronts.

##### EN-SUITE SHOWER ROOM

8'10 x 5'10 (2.69m x 1.78m)

Three piece suite comprising double shower enclosure, pedestal wash basin and close coupled WC, porcelain tiled floor and chrome heated towel rail.

##### BEDROOM 2

12' x 11'4 (3.66m x 3.45m)

Window to the front elevation and built-in wardrobes.

##### BEDROOM 3

11'9 x 8'10 (3.58m x 2.69m)

Window to the rear elevation, built-in wardrobes with sliding fronts.

##### BEDROOM 4

9'7 x 8'6 (2.92m x 2.59m)

Window to the rear elevation.

#### BATHROOM

Three piece suite comprising panelled bath with remote controlled power shower over, vanity unit with semi-recessed wash basin and back to the unit WC. Chrome heated towel rail, tiled walls and window to the rear elevation.

#### OUTSIDE

To the front of the property is a beautifully tended lawned garden with ornamental tree to one side. A double tarmac drive leads up to the garage.

The rear garden has a central lawn surrounded by mature and well-tended flower borders with a patio seating area adjacent to the rear of the property in addition to a large flagged patio area positioned to make the most of the afternoon sun. Fenced on three sides, access can be gained down the side of the property through a gate.

#### GARAGE

19'7 x 8'7 (5.97m x 2.62m)

Electric roller door and integral door to the utility room, supplied with light and power, modern wall-mounted gas boiler.

#### 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 the 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)



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