



QUICK & CLARKE
The Property Specialists

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'Drumlin House' 23a, West End, Walkington HU17 8SX
£850,000

- Bespoke contemporary modern home
- Very high specification; Underfloor heating
- Approximately 4 years old
- Esteemed Architect Jonathan Smith design
- Private tucked away position
- Electric gated car parking; EV charging point
- Fabulous open plan living/dining kitchen
- Flexibility of living space
- Central village position
- EPC Rating: B; Council Tax Band; F

A stunning, bespoke modern property built approximately 4 years ago and designed by the esteemed Architect Jonathan Smith. With a very high specification and a fabulous contemporary layout which allows for flexibility of living space, this beautiful property is an absolute one off. Making the most of the slightly inclined plot, the property has been designed with much of the living space being at first floor level and yet with direct access from the living/dining kitchen onto the patio areas of the garden. This unique design means that three of the bedrooms, including the master bedroom with its dressing room and en-suite, and family bathroom are all on the same level as the open plan living/dining kitchen, with the fourth bedroom and its shower room being at ground floor level along with the gym and utility room.

Surrounded by attractive landscaped gardens and accessed onto a block sett driveway through electric gates this property cannot fail to captivate.

LOCATION

The property is located on the South side of West End and close to the centre of this much sought after village.

Walkington is one of the region's most sought after villages. Lying just two miles from the amenities of Beverley across the Westwood Pastures and having a good selection of local amenities which include three public houses/restaurants, a good primary school and also a supermarket/Post Office.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

12'2" x 9'8" (3.71m x 2.95m)

Steel front door with windows to either side and further window to the side aspect, large format porcelain tiles with underfloor heating and oak stairs to the first floor accommodation with integrated lighting.

GYM/OFFICE

18'11" x 16'6" (5.77m x 5.03m)

Recently converted from a double garage with floor to ceiling windows to one side and further high level window to the rear of the room, air-conditioning and engineered oak flooring with underfloor heating. This room allows the flexibility for use as an additional reception room if desired.

BEDROOM 4

13'9" x 11'8" (4.19m x 3.56m)

Window to the side elevation and underfloor heating.

SHOWER/WET ROOM

8'9" x 4'4" (2.67m x 1.32m)

Stunning three piece sanitary suite comprising wall hung w.c. and matching hand wash basin, wet room style shower, large format porcelain tiled floor and walls, and underfloor heating.

UTILITY ROOM

Base storage units with stainless steel sink and drainer, a continuation of the large porcelain tiles from the entrance hall, space and plumbing for a washing machine and cupboard housing the hot water cylinder.

FIRST FLOOR

OPEN PLAN LIVING/DINING KITCHEN

33'5" x 18'4" (10.19m x 5.59m)

A stunning room with a beautiful light ambience courtesy of the extensive fenestration. Three sets of patio doors lead out onto the gardens and there are further windows to the rear elevation and overhead skylights. The stunning bespoke kitchen has modern white gloss fronts with two different coloured Dekton quartz work surfaces allowing a contrast between the centre island/breakfast bar and the wall units, Siemens induction hob set in centre island with extractor over, inset sink with Quooker tap, Siemens combi-microwave, double ovens and warming drawer, dishwasher, built-in wine cooler and glass splashbacks. Open plan into the landing with further skylight.

MASTER BEDROOM

13'1" x 13'9" (3.99m x 4.19m)

Feature corner window and further floor to ceiling window to the side elevation. Opening into dressing room with built-in wardrobes to either side.

EN-SUITE SHOWER ROOM

8'1" x 6'2" (2.46m x 1.88m)

Three piece sanitary suite comprising wall hung w.c. and hand wash basin, walk-in shower, fully tiled walls and floor with integrated vanity shelf and window to the side elevation.

BEDROOM 2

10'8" x 11' with niche 3'9" x 3'4" (3.25m x 3.35m with niche 1.14m x 1.02m)

A very interestingly designed room with window to the rear elevation in niche.

BEDROOM 3

10'8" x 9'6" (3.25m x 2.90m)

Window to the rear elevation.

FAMILY BATHROOM

9'5" x 6'3" (2.87m x 1.91m)

Four piece sanitary suite comprising close coupled w.c., freestanding roll top bath, wall hung hand wash basin, corner shower, tiled walls and floor, and window to the side elevation.

OUTSIDE

The property is approached through electric vehicular gates onto a large block sett drive which leads up to the front of the house. The landscaped gardens surround the property and steps lead from the driveway up to a largely lawned garden with a patio area adjacent to the living/dining kitchen. With extensive mature flower borders, there is also an attractive raised herb garden adjacent to the living/dining. The property is surrounded by mature trees which create a fabulous, peaceful ambience and belie the central location of the property and which greatly enhances the privacy of this tucked away plot.

EV CHARGING

The property has the benefit of an EV charging point.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system

and with underfloor heating to the ground floor and living, dining kitchen.

DOUBLE GLAZING

The property benefits 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



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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metrepro 10024