



**106 Canada Drive, Cherry Burton HU17 7RH**  
**Price £635,000**

- Incredible, versatile family home
- Five bedrooms, two with en-suite, plus office
- Approx 2,400 square feet (excluding garage)
- Garage and storage above
- Wonderful plot, adjoins open countryside
- Outstanding village location
- Great amenities
- Highly regarded primary school
- EPC rating C
- Council tax band E

Quite simply absolutely stunning!

This property offers a particular combination of additional features which make it quite unique and extremely versatile: downstairs bedroom with en-suite and separate access; adjoining bedrooms with interconnecting doors; 1/4 of an acre plot with front drive to accommodate up to eight cars; a large family home which would suit multi-generational living or accommodate a family member/visitor requiring a downstairs bedroom.

A regeneration of a 1970s property to create an amazing family home, which extends to approximately 2,400 square feet and offers five bedrooms plus office, two reception rooms and a wonderful kitchen, which forms the heart of this very comfortable large family home.

This extremely versatile accommodation is arranged to offer expansive living space at ground floor level, which incorporates a lovely bedroom with en-suite shower room, whilst on the first floor there is a master bedroom suite with walk-in dressing area and an en-suite bathroom, along with three further bedrooms plus office and family bathroom.

The plot is generously proportioned, having an unusually large gravel driveway to the front, which can easily accommodate up to eight cars, along with lawned gardens to the side and rear, which partially adjoin open countryside. There is the further benefit of a large stone paved terrace at the rear, running the full length and side of the house, offering a multitude of outdoor living choices throughout the day.

#### LOCATION

Cherry Burton is an appealing village having a strong community spirit, lying on the edge of the very picturesque Yorkshire Wolds. There is a good range of facilities within the village that include public house, excellent primary school, village shop and a range of facilities are available in the market town of Beverley which is only 3 miles away.

#### THE ACCOMMODATION COMPRIMES

##### GROUND FLOOR ENTRANCE HALL

Return staircase to first floor, built-in cloaks cupboard, hardwood floor and radiator.

##### CLOAKROOM / WC

Low level WC and wash basin, PVCu sealed unit double glazed window and radiator.

#### LIVING ROOM

16'3 x 12' (4.95m x 3.66m)

Hardwood floor, granite fireplace with log effect electric fire, PVCu sealed unit double glazed window and French doors to garden along with radiator.

#### SITTING / DINING ROOM

20'10 x 11' (6.35m x 3.35m)

Hardwood floor, PVCu sealed unit double glazed window, French doors to garden, radiator and open to:

#### KITCHEN

18'8 x 12'2 (5.69m x 3.71m)

The heart of this wonderful family home, offering an extensive range of base and eye level units with granite worksurfaces and matching centre island. Having integrated electric double oven and five ring induction hob, along with dishwasher, 1 1/2 bowl single drainer ceramic sink unit, Karndean vinyl tile flooring, PVCu sealed unit double glazed window and radiator.

#### UTILITY ROOM

10'9 x 5'8 (3.28m x 1.73m)

Fitted base unit with granite worksurface, space for washing machine and tumble dryer and ceramic sink unit. PVCu sealed unit double glazed door to outside, door to garage and radiator.

#### BEDROOM 2

22'3 x 11'3 (6.78m x 3.43m)

Hardwood floor, PVCu sealed unit double glazed window and French doors to garden along with radiator.

#### EN-SUITE SHOWER ROOM

Walk-in shower, low level WC and wash basin, Karndean vinyl tile flooring, PVCu sealed unit double glazed window and electric towel radiator.

#### FIRST FLOOR LANDING

A delightful light and spacious galleried landing with hardwood floor, sealed unit double glazed skylight and radiator.

#### MASTER SUITE:

23'9 x 16'2 (7.24m x 4.93m)

#### BEDROOM

Hardwood floor, PVCu sealed unit double glazed windows to two elevations and radiator.

#### WALK-IN DRESSING ROOM

Hardwood floor, fitted wardrobe units and radiator.

#### EN-SUITE BATHROOM

Bath with separate shower in corner cubicle, wash basin and low level WC. Built-in cupboard housing hot water cylinder, towel radiator and PVCu sealed unit double glazed window.

#### BEDROOM 3

12'10 x 12'5 (3.91m x 3.78m)

Hardwood floor, PVCu sealed unit double glazed window and radiator. With interconnecting double doors to:

#### BEDROOM 4

12'5 x 10'5 (3.78m x 3.18m)

Hardwood floor, PVCu sealed unit double glazed window and radiator.

#### BEDROOM 5

11'2 x 10'5 (3.40m x 3.18m)

Hardwood floor, PVCu sealed unit double glazed window and radiator.

#### OFFICE/BEDROOM 6

10'2 x 8'9 (3.10m x 2.67m)

Sealed unit double glazed skylight, hardwood floor and radiator.

#### BATHROOM

11'2 x 7'9 (3.40m x 2.36m)

Panelled bath with shower over, wash basin and low level WC, PVCu sealed unit double glazed window and towel radiator.

#### OUTSIDE

To the front of the property is a substantial gravel forecourt and turning circle offering excellent off-street car parking facility for up to eight cars. There are lawned gardens to the rear and side of the house which adjoin open countryside with planting area, and all in a mature tree setting. To the rear and side of the house is a stone paved terrace providing excellent outside entertaining space.

#### GARAGE

24' x 9'5 (7.32m x 2.87m)

Electric remote control up & over door, gas fired central heating boiler, staircase to first floor storage and personnel access door to rear and to utility room.

#### SERVICES

All mains services are available or connected to the property. This property benefits from a 4kW solar panel array, which contributes substantially to the cost of electricity.

#### 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)



**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.