

# Whitakers

Estate Agents



## 32 Westfields Drive, Beverley, HU17 8ED

**£450,000**

This superbly presented executive style detached family home is a magnificent example of The Thornton design built by Beal Homes.

The spacious accommodation briefly comprises: entrance hall, cloakroom / W.C., with double doors from the hall leading to the lounge and open plan dining / kitchen / garden room, and separate utility room with access to the private driveway to the ground floor, with a spacious landing leading to four well-proportioned bedroom - three of which are fitted and the principal bedroom has an en-suite shower room together with a well appointed family bathroom to the first floor.

To the front and side of the property there is an open plan garden which is mainly laid to lawn and has a range of planting. A brick block set private driveway to the rear of the property provides off street parking and leads to the detached garage.

The enclosed walled garden has been attractively landscaped with areas laid to sandstone paving, porcelain tiled paving, and decorative aggregates with flower bed borders. The residence also benefits from access to a timber garden shed and secured with a CCTV security system.

The property benefits from having a number of years remaining on the NHBC, a home security surveillance system, Upvc double glazing and gas fired central heating.

## The Accommodation Comprises

### Front External



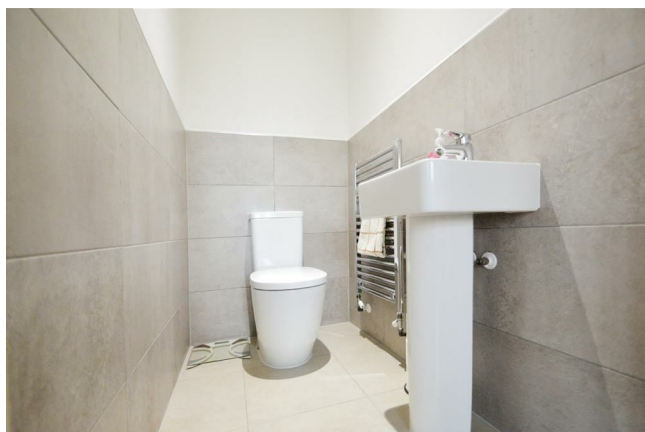
### Ground Floor

#### Entrance Hall



An external composite entrance door with two obscured double glazed panel inserts and matching Upvc obscured double glazed side-lights leads into the entrance hall. Having a wood effect laminate finish to the floor, a central heating radiator, coving to the ceiling and where a flight of stairs lead to the first floor accommodation.

#### Cloakroom / W.C.



Being fitted with a two piece suite in white comprising: a pedestal wash hand basin with

mixer tap and a low level W.C. suite with button push flush. There is a chrome effect vertical ladder style radiator, a recessed spotlight and an extractor fan unit to the ceiling, a tiled finish to the floor and a partially tiled finish to the walls.

#### Lounge 20'11" x 10'11" (6.39m x 3.33m)



Double wooden doors lead from the entrance hall into the lounge. The focal point of the room being the feature fireplace with a marble surround in a grey finish with a marble back and hearth in a black finish with inset coal effect electric fire. There are two central heating radiators, coving to the ceiling, Upvc double glazed windows to both the front and side elevations and a Upvc double glazed square bay window to the side elevation affording an abundance of natural light into this spacious reception room.

#### Open Plan Kitchen / Dining / Garden Room 20'11" x 18'3" (to 12'4") (6.40m x 5.57m (to 3.76m))



The kitchen area is fitted with a range of quality units in an ivory colour finish with polished fittings comprising: wall mounted eye-level units, drawers and base units with a complementary fitted wood effect worksurface over which extends to create a breakfast bar area to the central units and a splashback finish to the walls. Incorporated within the worksurface is a composite one and a half bowl sink and drainer unit with mixer tap. There is an integrated Neff eye level electric oven, a Neff Induction hob with an acrylic splashback finish to the wall and a Neff stainless steel extractor canopy hood above, together with an integrated ladder style fridge freezer and an automatic dishwasher. There are two central heating radiators, a Upvc double glazed window to the front elevation, recessed spotlighting to the ceiling and a wood effect laminate finish to the floor. The Upvc double glazed garden room area has a sloping ceiling with two double glazed 'Velux' style windows and recessed spotlighting, together with Upvc double glazed 'French' doors to the side elevation which lead onto the walled garden.



Utility Room 6'11" x 6'5" (2.12m x 1.96m)



Being fitted with a range of quality units in an ivory colour finish with polished fittings comprising: wall mounted eye-level units and base units with a complementary fitted wood effect work surface over which extends to create a splashback finish to the walls and incorporates a stainless steel sink and drainer unit with mixer tap. There is an integrated automatic washing machine and space for a condenser tumble dryer. There is a wall mounted 'Ideal Logic System s15' boiler, a central heating radiator, a built-in understairs storage cupboard, recessed spotlighting to the ceiling, an extractor fan unit, a wood effect laminate finish to the floor and an external UPVC entrance door with two obscured double glazed panel inserts to the rear elevation leading onto the private driveway.

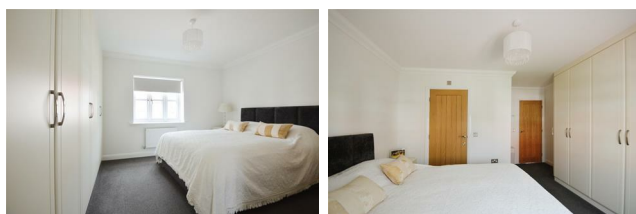
#### First Floor Accommodation

##### Landing



Having a central heating radiator, a Upvc double glazed window to the rear elevation, coving and a loft hatch access to the ceiling and a built-in airing cupboard which houses the water cylinder.

Principal Bedroom 10'7" (to front of fitted wardrobes) x 10'2" (3.25m (to front of fitted wardrobes) x 3.10m)



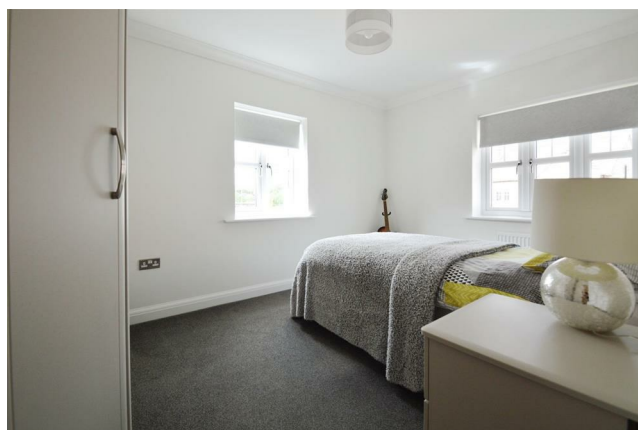
Having fitted wardrobes, a central heating radiator, a Upvc double glazed window to the front elevation and coving to the ceiling.

En-Suite Shower Room



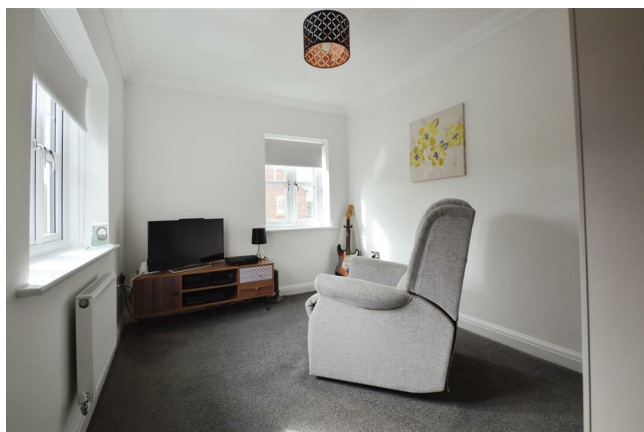
Being fitted with a three piece suite in white comprising: a double size shower enclosure with sliding glazed door and mains shower with twin shower heads - one hand-held and one of rainhead design, a vanity wash hand basin with mixer tap and fitted cabinet beneath, and a low level W.C. suite with button push flush. There is a chrome effect vertical ladder style radiator, an obscured double glazed Upvc window to the side elevation, a wall mounted extractor fan unit, recessed spotlighting to the ceiling, a tiled finish to the floor and a fully tiled finish to the walls.

Bedroom Two 12'4" (maximum) x 9'1" (3.77m (maximum) x 2.79m)



Having fitted wardrobes, a central heating radiator, Upvc double glazed windows to both the front and side elevations and coving to the ceiling.

### Bedroom Three 11'6" x 8'3" (3.51m x 2.53m)



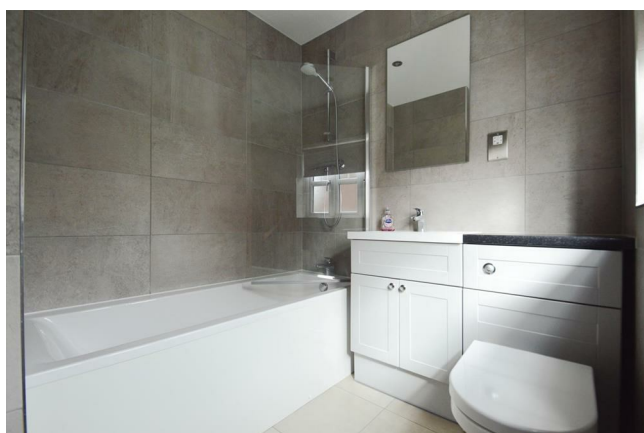
Having a fitted double wardrobe, a central heating radiator, Upvc double glazed windows to both the rear and side elevations and coving to the ceiling.

### Bedroom Four 8'11" x 8'9" (2.74m x 2.68m)



Having a central heating radiator, a Upvc double glazed window to the front elevation, coving to the ceiling and a built-in storage cupboard.

### Family Bathroom 8'3" (maximum) x 6'2" (2.53m (maximum) x 1.89m)



Being fitted with a three piece suite in white comprising: a panelled bath with mixer tap, a fitted glazed side screen and mains shower, a vanity wash basin with mixer tap and fitted cabinet beneath, and a low level W.C. suite with

button push flush and concealed cistern. There is a chrome effect vertical ladder style radiator, an obscured double glazed Upvc window to the rear elevation, a wall mounted extractor fan unit, recessed spotlighting to the ceiling, a tiled finish to the floor and a fully tiled finish to the walls.

### External



To the front and side of the property there is an open plan garden which is mainly laid to lawn and has a range of planting. A brick block set private driveway to the rear of the property provides off street parking and leads to the detached garage.

The enclosed walled garden has been attractively landscaped with areas laid to sandstone paving, porcelain tiled paving, and decorative aggregates with flower bed borders. The residence also benefits from access to a timber garden shed.

### Garaging And Parking

A brick block set private driveway provides off street parking and leads to the detached single garage with a roller door access, side personnel door and having both power and lighting.

### Tenure

The Tenure of this property is Freehold.

### Council Tax Band

Council Tax Band 'E'.

Local Authority - East Riding of Yorkshire.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Whitakers Estate Agent Declaration

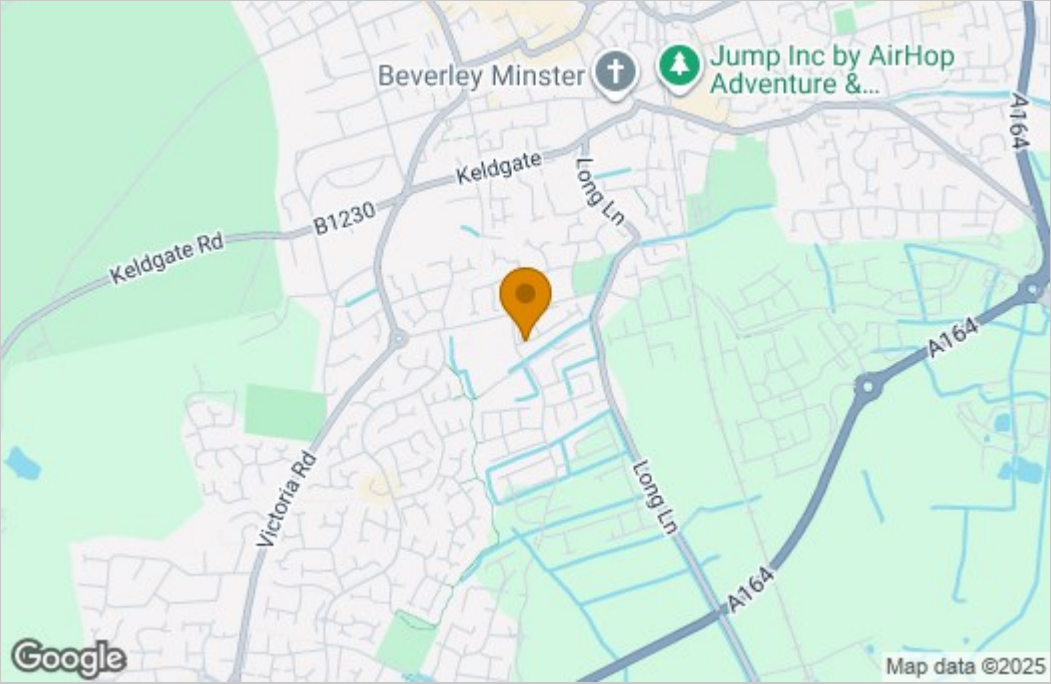
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Floor Plan

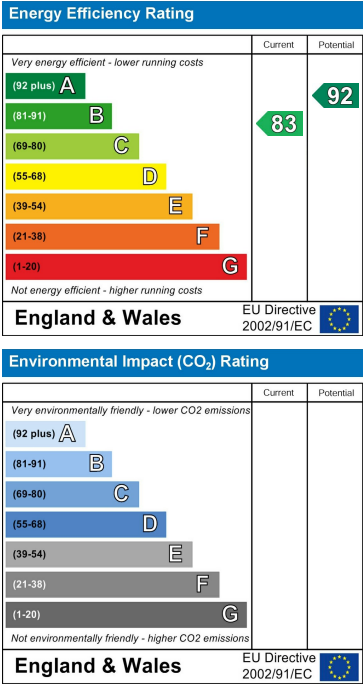


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.