



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **17 Hambling Drive, Beverley, HU17 9GD** **£370,000**

Welcome to 4-bed detached family bliss on Hambling Drive, Beverley! This charming residence boasts a sun-soaked south-facing rear garden, perfect for relaxation and outdoor gatherings. With an integral garage and a front drive offering ample parking space, convenience is at your doorstep. Enjoy the luxury of an ensuite shower room in the main bedroom, along with a well-appointed family bathroom for added comfort. The airy conservatory seamlessly connects indoor and outdoor living, while a downstairs utility room and WC enhance practicality. Whether it's unwinding in the tranquil garden or hosting memorable family moments, this home provides the ideal backdrop. Embrace the essence of modern family living in this delightful Beverley abode.

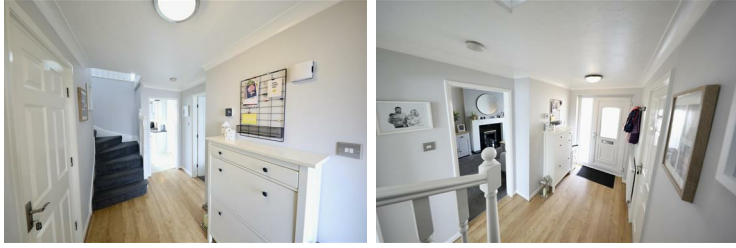
**DON'T MISS OUT..... BOOK YOUR VIEWING TODAY!!!!**



## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor and door to the integral garage



### LOUNGE

10'6 max x 19'8 max (3.20m max x 5.99m max )

An excellent sized reception room with gas fire place and bay window



### DINING ROOM

8'9 max x 10'4 max (2.67m max x 3.15m max )

with French doors to the conservatory



### CONSERVATORY

9'8 max x 11'8 max (2.95m max x 3.56m max )

with French doors to the rear garden and has recently had the roof insulated so it is usable all year round.



### KITCHEN

9'10 max x 9'5 max (3.00m max x 2.87m max )

a bright and modern kitchen with a range of eye and base level units with complementing work surfaces, stainless steel sink and drainer unit, plumbing for dishwasher, integrated fridge freezer, integrated electric oven and grill, five gas hob with overhead extractor fan and door to the utility room



### UTILITY ROOM

with eye level and base level units with complementing work surfaces, plumbing for washing machine, space for tumble dryer, door to the downstairs WC and door to the rear garden



### DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin



### BEDROOM TWO

9'6 max x 11'5 max (2.90m max x 3.48m max )  
A second good sized double



### FIRST FLOOR

#### LANDING



### BEDROOM THREE

8'3 max x 10'2 max (2.51m max x 3.10m max )  
A third double bedroom

### BEDROOM ONE

10'6 max x 11'8 max (3.20m max x 3.56m max )

An excellent sized double bedroom with fitted wardrobes and ensuite shower room



### BEDROOM FOUR

7'5 max x 6'6 max (2.26m max x 1.98m max )

### ENSUITE

with low level WC, ceramic hand basin, heated towel rail, shower cubicle with overhead shower attachment and tiles from floor to ceiling





#### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band E

#### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### BATHROOM

Family bathroom with low level WC, pedestal hand basin, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



#### OUTSIDE

The south facing rear garden is easy to maintain and not overlooked. It offers a lawn and patio area together with a border at the back and a raised flower bed. The garden is also secured by a fence on two sides and a wall to the rear. To the front there is a tarmac and paved double driveway together with an open area of lawn, a tree and a border.

#### GARAGE

17'8 max x 8'2 max (5.38m max x 2.49m max )

Single garage with light and power accessible from the entrance hall and driveway.

#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### DOUBLE GLAZING

The property has the benefit of double glazing.

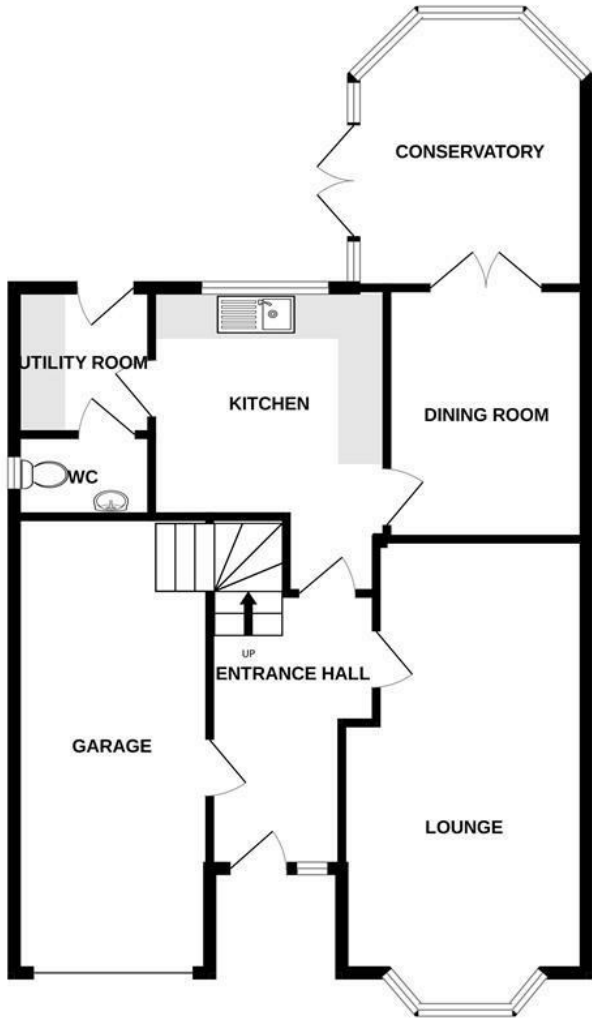
#### TENURE

Symonds + Greenham have been informed that this property is Freehold

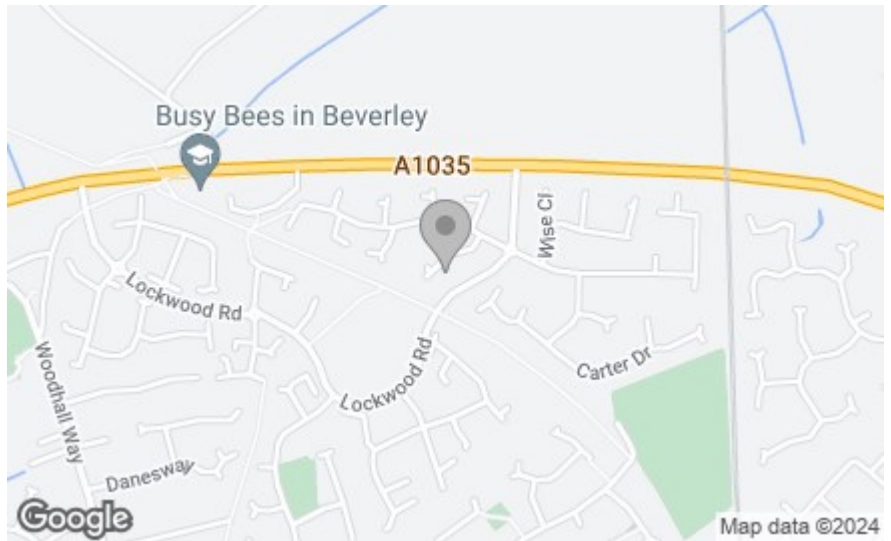
If you require more information on the tenure of this property please contact the office on 01482 444200.

GROUND FLOOR

1ST FLOOR



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 error, 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.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC