

Whitakers

Estate Agents



20 Paradise Drive, Beverley, HU17 0UT

Guide price £415,000

****GUIDE PRICE £415,000 - £425,000****

A STUNNING DOUBLE FRONTED DETACHED PROPERTY ENJOYING A VILLAGE LOCATION WITH OPEN COUNTRYSIDE ADJACENT AND ON THE PERIPHERY OF THE MUCH SOUGHT AFTER HISTORIC TOWN OF BEVERLEY.

THIS BEAUTIFULLY PRESENTED FAMILY HOME BRIEFLY COMPRISES RECEPTION HALL, CLOAK ROOM, LOUNGE, STUDY, UTILITY ROOM AND OPEN PLAN FITTED KITCHEN AND LIVING AREA TO THE GROUND FLOOR AND FOUR BEDROOMS OF GOOD PROPORTION WITH THE MASTER ENJOYING EN SUITE AMENITIES AND A FAMILY BATHROOM TO THE FIRST FLOOR.

SET WITHIN GARDENS ON A PLOT OF IMPRESSIVE PROPORTION, ACCESSIBLE VIA BI-FOLDING DOORS TO THE REAR OF THE PROPERTY AND HAVING A GENEROUS DRIVEWAY TO A BRICK BUILT DOUBLE GARAGE, THE PROPERTY ALSO BOASTS A SPLENDID BARBEQUE HUT WITH A FIRE PIT THAT SIMPLY MUST BE SEEN.

WITH ALL OF THE FABULOUS SHOPPING, LEISURE AND EDUCATIONAL FACILITIES THAT BEVERLEY HAS TO OFFER ON THE DOORSTEP AND GOOD ACCESS TO THE EAST COAST, THE PROPERTY BOASTS A TRANQUIL POSITION ON THIS SELECT DEVELOPMENT IN WOODMANSEY AND INTERNAL INSPECTION WILL MOST CERTAINLY NOT DISAPPOINT.

Reception Hall



A beautiful "Victorian" style tiled floor, window to the front aspect and staircase off.

Cloak Room



The "Victorian" style tiled floor continues and there is a low level wc, wash hand with a pedestal and a radiator.

Lounge



Window to the side aspect, a radiator and there are bi-folding doors to the rear aspect giving access to the garden, almost giving the sense of bringing the garden into the house and vice versa.

Fitted Kitchen and Living Area



Representing fabulous modern day living, again with a range of bi-folding doors to the rear aspect opening up the house and garden. An impressive array of fitted floor and wall units with contrasting preparation surfaces having an inset ceramic sink unit which has a mixer tap supplying instant boiling water and also filtered water. Window to the side aspect, spotlights to the ceiling, a built in storage cupboard, a contemporary style tall radiator and integrated appliances include a fridge and freezer, dishwasher, a double electric

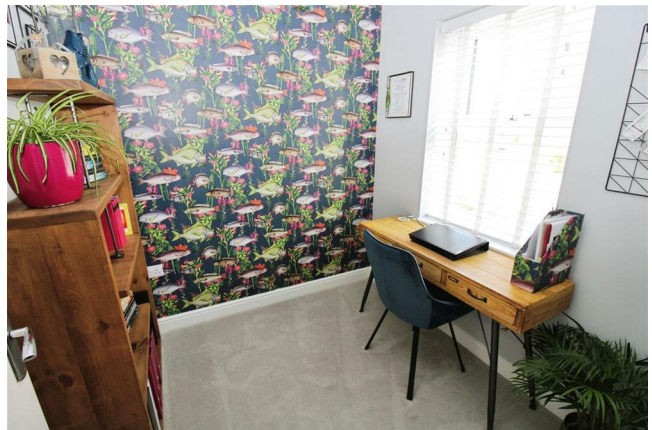
oven and there is a five ring gas hob installed in a matching independent island unit with extractor canopy above and a breakfast bar.

Utility Room



Window to the front aspect, doorway to the side aspect, a preparation surface, a radiator and plumbing for an automatic washing machine.

Study



Window to the front aspect and a radiator.

Gallery Landing



Window to the front aspect, a radiator and gives access to:

Bedroom One



Two windows to the rear aspect and a radiator.

En Suite



Having a plumbed shower unit within an independent wall to wall enclosure, wash hand basin with half pedestal and a low level wc.. Tiled floor and partially tiled walls, shaver socket, spotlights to the ceiling and a tall chrome heated towel rail.

Bedroom Two



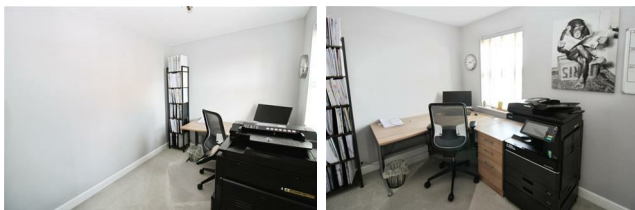
Window to the rear aspect and a radiator.

Bedroom Three



Window to the front aspect and a radiator

Bedroom Four



Window to the front aspect and a radiator

Family Bathroom



A white suite to comprise panelled bath, wash hand basin with half pedestal and a low level wc. Tiled floor and half tiled walls, a tall heated towel rail, spotlights to the ceiling and there is a shower attachment to the bath with a shower screen to the bath side.

Outside



To the front of the property is a brick block driveway giving plenty of off street parking amenities for a number of vehicles and an open plan lawned area with a variety of shrubs. To the rear is a garden of generous proportion laid mainly to lawn with stocked beds and borders . An extensive paved patio area has a pergola and there is an outside power point and there is also a smaller seating area to the rear of the garden. To the garden has been added a stunning entertainment area in the form of a "Barbeque Hut " with a fire pit, over head flue and plenty of seating facilities. A fabulous place to relax with friends and family.

Garage

A double brick built garage with electricity supply and automatic up and over door is accessible at the front of the property

Council Tax

East riding of Yorkshire Council - Band E

Tenure

This property is Freehold

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.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

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.

Material Information:

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion -No

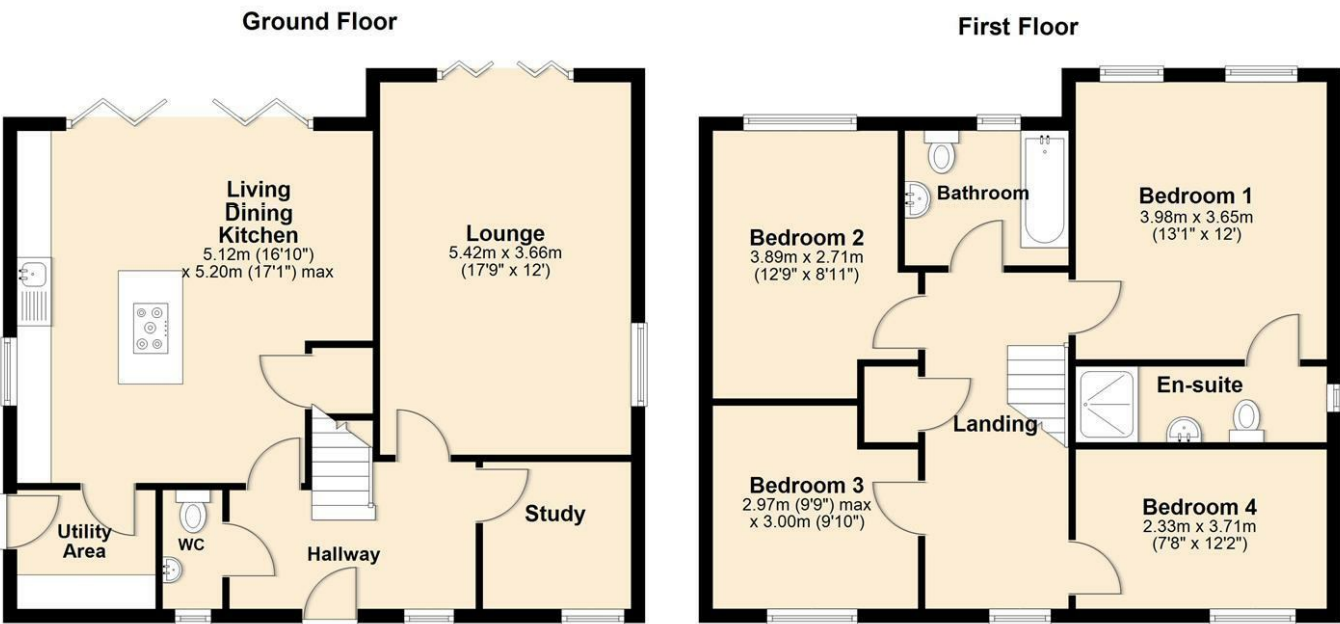
Coalfield or Mining Area -No

Planning -No

Whitakers Estate Agent Declaration:

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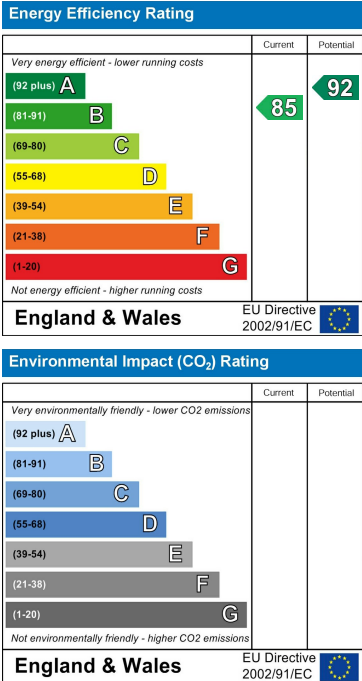
Floor Plan



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.