



57 Nornabell Drive
Beverley, East Yorkshire HU17 9GJ
Guide price £340,000

WP WOOLLEY
& PARKS

*** A FABULOUS DETACHED FAMILY HOME IN THIS POPULAR RESIDENTIAL LOCATION *** 360° VIRTUAL TOUR AVAILABLE ONLINE ***

Occupying a pleasant cul-de-sac position off Lockwood Road, this attractive detached property is sure to meet the needs of the family home seeker! Presented to a wonderful standard throughout, the accommodation briefly comprises of Entrance Hall, Downstairs WC, Lounge, Dining Room, Conservatory, recently updated Kitchen, Utility Room and Integral Garage to the ground floor, with FOUR BEDROOMS, En-suite Shower Room and House Bathroom upstairs. Outside there is driveway parking and beautiful gardens to the front and rear. ACT QUICKLY to avoid missing out!



Entrance Hall

A uPVC double glazed panel door opens to a welcoming hallway with laminate flooring, radiator and staircase rising off.

Downstairs WC

5'6" x 2'8" (1.68m x 0.81m)

A most useful convenience features a white suite of WC and hand basin with tiled splash back, radiator, vinyl flooring and a double glazed window.

Lounge

14'10" x 13'11" (4.52m x 4.24m)

A spacious main reception room features a walk-in double glazed bay window to the front elevation, allowing in plenty of natural light. With ornate ceiling coving, two radiators, TV/media points and fitted carpet. A living flame gas fire set upon a granite composite hearth and back, with painted mantelpiece surround, creates an appealing focal point.

Dining Room

9'7" x 8'9" (2.92m x 2.67m)

Glazed double doors from the Lounge lead into a pleasant second reception room, with ornate ceiling coving, radiator, fitted carpet and double glazed doors opening to the Conservatory.

Conservatory

12'1" x 9'10" (3.68m x 3.00m)

A lovely extension of the living space, with tiled flooring, TV point, radiator, double glazed windows to three sides and double doors opening to the garden.

Kitchen

9'6" x 8'5" (2.90m x 2.57m)

Recently updated with an attractive fitment of base, wall and drawer units in a pale green Shaker finish, with wood effect worktops, composite sink unit and splash back tiling. Integrated appliances include an electric oven and electric hob with extractor hood above. With laminate flooring, radiator and a double glazed window to the rear elevation.

Utility

8'2" x 7'11" (2.49m x 2.41m)

A spacious utility room features a bank of wall units, base unit with worktop, stainless steel sink and splash back tiling. With recess space and plumbing to accommodate freestanding washing machine, dishwasher and tumble dryer. With laminate flooring, radiator, built-in storage cupboard, double glazed window and double glazed panel door opening to the rear. An integral door accesses the garage.

Integral Garage

16'11" x 8'0" (5.16m x 2.44m)

With roller door from the driveway, wall mounted gas central heating boiler, electric lighting and power sockets.

First Floor Landing

Serving the first floor accommodation, with radiator, fitted carpet, built-in airing cupboard and loft access hatch.

Bedroom One

14'0" x 9'6" (4.27m x 2.90m)

A very generously proportioned double room features a built-in wardrobe, radiator, TV/telephone points, fitted carpet and twin double glazed windows to the front elevation.

En-suite

6'7" x 6'0" (2.01m x 1.83m)

A modern white suite comprises of a shower enclosure, pedestal wash basin and WC, with half to full height wall tiling, vinyl flooring, radiator, extractor fan and a double glazed window.

Bedroom Two

20'2" x 7'11" (6.15m x 2.41m)

Also a very generous double room, with a dual aspect via double glazed windows to the front and rear elevations, two radiators and vinyl flooring.

Bedroom Three

9'10" x 8'8" (3.00m x 2.64m)

A double room with radiator, fitted carpet and a double glazed window to the rear elevation.

Bedroom Four

8'6" x 8'2" (2.59m x 2.49m)

A smaller double, or generous single room with built-in wardrobe, radiator, fitted carpet and a double glazed window to the rear elevation.

Bathroom

6'7" x 5'5" (2.01m x 1.65m)

A modern white suite comprises of a panelled bath, pedestal wash basin and WC, with splash back tiling, vinyl flooring, radiator, extractor fan and a double glazed window.

External

The property is approached over a paved driveway providing generous space for two vehicles side by side, with an open lawned garden alongside.

Rear Garden

A delightful rear garden is attractively landscaped to provide a patio terrace immediately behind the house, leading onto to a lawn with established and well stocked planting borders, summerhouse and greenhouse.

Tenure

The property is understood to be Freehold (To be confirmed by Vendor's Solicitor).

Council Tax

Council Tax is payable to East Riding of Yorkshire Council, with the property understood to be rated in Tax Band - D.

Virtual Viewing/Videos

A 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Disclaimer:

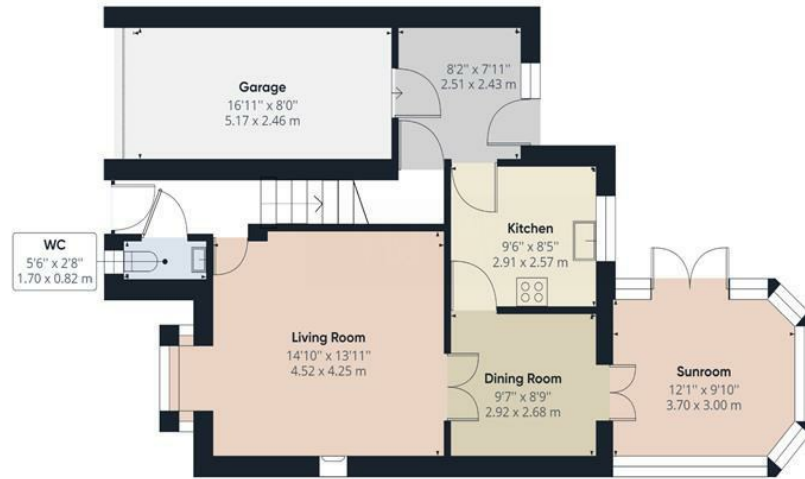
These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.

Draft Details:

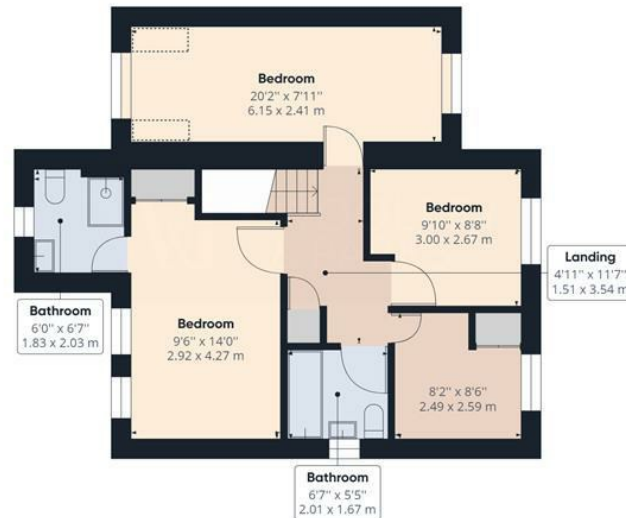
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1337.89 ft²
124.29 m²

Reduced headroom

12.50 ft²
1.16 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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