



**4 Frampton Nook**  
**Beverley, East Yorkshire HU17 8XR**  
**Price £435,000**

**WP** WOOLLEY  
& PARKS



\*\*\* A SIMPLY STUNNING DETACHED FAMILY HOME - IMMACULATE THROUGHOUT \*\*\* 360° VIRTUAL TOUR AVAILABLE ONLINE \*\*\*

A 'Sandridge' design, completed as recently as 2022 on this popular development by the highly regarded Peter Ward Homes, this truly immaculate detached property will definitely tick the boxes for even the most discerning Family-Home seeker. Tastefully decorated and finished to the highest of standards, the generous layout of accommodation briefly comprises Entrance Hall, spacious Lounge, superb Day Kitchen, Utility and Guest Cloakroom to the ground floor, with FOUR EXCELLENT DOUBLE BEDROOMS, En-Suite to the Principal Bedroom and the House Bathroom to the first floor. The property stands in an enviable position at the head of a select cul-de-sac, with ample vehicle space and integrated garage, on a sizable plot with a delightful garden to the rear. EARLY VIEWING IS STRONGLY ADVISED!



**Entrance Hall** 11'9" x 6'10" (3.58m x 2.08m)

A modern composite entrance door, with double glazed panel detail, opens to an inviting hallway with beautiful luxury vinyl herringbone flooring, radiator with decorative cover and the staircase rising off with useful storage cupboard below.

**Lounge** 16'7" x 12'10" (5.05m x 3.91m)

An attractive glazed panel door opens into this light and spacious main reception room, with a walk-in double glazed bay window to the front elevation, radiator, TV/media points and luxury vinyl herringbone flooring.

**Day Kitchen** 20'2" x 11'7" (6.15m x 3.53m)

A particularly appealing feature of this home is the beautiful, light and airy Day Kitchen, with it's sliding patio doors and large fixed window offering access to, and views over, the rear gardens. A stylishly appointed and comprehensive fitment of base, wall and drawer units is finished in a pale grey matte shaker style, with marble effect work surfaces, matching upstands, composite sink unit and splash back tiling, further complimented by the current owner's addition of a central breakfast island. A range of high specification integrated appliances include an electric double oven/grill combination, gas hob with stainless steel extractor cowl over, dishwasher and fridge freezer. With two radiators, decorative feature wall panelling and luxury vinyl herringbone flooring.

**Utility** 6'9" x 5'3" (2.06m x 1.60m)

A useful space, with fitted base unit and worktop to match the Kitchen, and under-counter recess spaces to accommodate freestanding washing machine and tumble dryer. With extractor fan, radiator, luxury vinyl herringbone flooring and a double glazed window overlooking the rear garden.

**Guest Cloakroom** 5'3" x 3'5" (1.60m x 1.04m)

A most useful convenience features a modern white suite of WC and corner pedestal hand basin with tiled splash back. With extractor fan, radiator, luxury vinyl herringbone flooring and a double glazed window.

**First Floor Landing** 10'9" x 7'1" (3.28m x 2.16m)

With built-in airing cupboard, loft access hatch, radiator with decorative cover and fitted carpet.

**Principal Bedroom** 14'11" x 11'6" (4.55m x 3.51m)

A key characteristic of this house style is the generous proportions of it's bedrooms, with the principal room being a

particularly luxurious space. With a stylish bank of fitted wardrobes, TV point, radiator, fitted carpet and twin double glazed windows to the front elevation.

**En-Suite** 8'8" x 8'4" max (2.64m x 2.54m max)

A luxuriously appointed facility features a large shower enclosure, stylish wall mounted wash basin and the WC. With attractive wall and floor tiling, chrome towel radiator, shaver point and a double glazed window.

**Bedroom Two** 12'10" x 9'4" (3.91m x 2.84m)

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

**Bedroom Three** 12'9" max x 10'6" max (3.89m max x 3.20m max)

A double room with radiator, fitted carpet and a double glazed window.

**Bedroom Four** 10'8" x 8'7" plus recess (3.25m x 2.62m plus recess)

Also a double room with radiator, fitted carpet and a double glazed window.

**Bathroom** 7'6" x 7'0" (2.29m x 2.13m)

A very smartly appointed bathroom features a white suite comprising of a panelled bath with mixer shower attachment and glass side screen, stylish wall mounted wash basin and the WC. With attractive wall and floor tiling, towel radiator, extractor fan and a double glazed window.

**External**

The property stands in an enviable position at the head of a select cul-de-sac, with a generous block paved driveway providing ample vehicle space on approach to the garage, with an attractive lawned garden and established planting borders alongside. A side passage way provides gated access to the rear garden.

**Integral Garage** 17'7" x 10'0" (5.36m x 3.05m)

A generous garage features an up and over door from the driveway, electric vehicle charge point, lighting and power sockets.

**Rear Garden**

The rear garden is a generous size, set within a fenced perimeter and enjoys a favourable West-facing aspect. Attractively landscaped to provide a paved terrace space immediately behind the house, and an expanse of lawn with established planting borders.

Additional Land - It is noted that the property owns a further strip of land which lies outside the boundary fencing, along the southern side of the house.

**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 - E.

**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:**

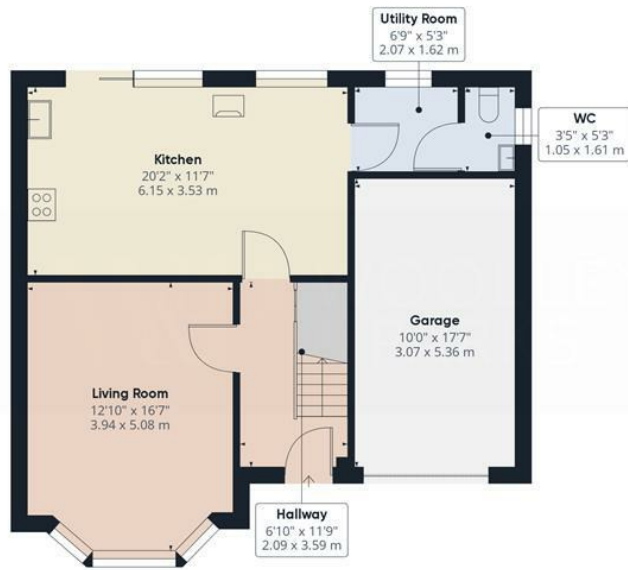
To date these details have not been approved by the vendor and should not be relied upon. Please confirm all details before viewing.



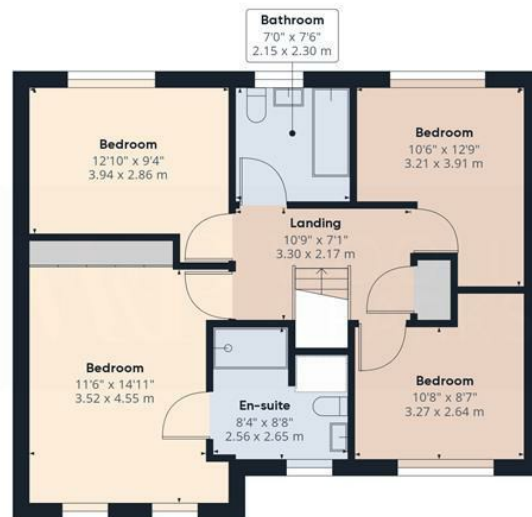








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1509.67 ft<sup>2</sup>  
140.25 m<sup>2</sup>

(1) Excluding balconies and terraces

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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