



32 The Orchard, Beverley, HU17 5QA

£295,000



This deceptively spacious detached bungalow is in a turn key condition. Having been beautifully updated and lovingly maintained by the current owners to provide a warm and inviting home that simply won't disappoint. Updated, modernised and extended with a neutral décor and quality fixtures throughout.

Naturally light with well proportioned accommodation comprising entrance hall, open plan dining kitchen, superb sun room extension with unspoiled garden views, formal lounge, two double bedrooms, en-suite shower room and family bathroom all to the ground floor.

EPC - C  
Council Tax - C  
Tenure - Freehold

#### Entrance Hall

4'4" x 5'1" (1.33 x 1.57)

Warm and inviting entrance hall with double glazed external door to side elevation, attractive décor throughout with inset LED spot lights and fitted coving, built in storage cupboard, central heating radiator and wood effect flooring laid throughout.

#### Lounge

15'8" x 11'11" (4.79 x 3.65)

Well presented formal lounge, naturally light with double glazed bay window to front elevation, feature living flame gas fire with attractive quality surround, ornate coving, central heating radiator and fitted carpets laid throughout.

#### Kitchen Diner

20'4" x 8'7" (6.22 x 2.64)

Open plan dining kitchen fitted with a comprehensive range of wall, base, drawer and display units in a farmhouse effect finish with contrasting roll top work surfaces and exposed brick splash backs, inset one and half bowl stainless steel sink unit with drainer and mixer tap over, integrated double oven, four ring gas hob, fitted extractor hood, fridge, freezer and dishwasher with further space and plumbing for free standing appliances, double glazed window to side elevation, sliding patio doors to rear, built in storage cupboard, inset LED spot lights, attractive ornate coving, central heating radiator and stylish Karndean flooring.





### Sun Room

8'11" x 8'2" (2.73 x 2.51)

Double glazed windows, double glazed French doors to the rear, central heating radiator and wood effect flooring throughout.



### Master Bedroom

13'2" x 9'7" (4.03 x 2.93)

Double glazed window to rear elevation, quality built in furniture with wardrobes, matching dressing table, bedside lockers and overhead units complete with hanging rails and fitted shelving, attractive fitted coving, central heating radiator and fitted carpets.

### En Suite

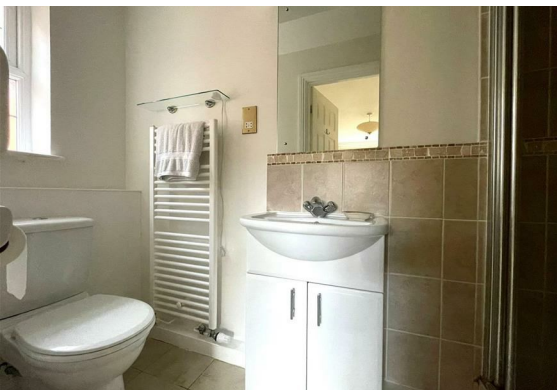
3'1" x 9'1" (0.96 x 2.78)

Extended fully tiled shower cubicle with mains powered shower over, pedestal wash basin and low flush w/c, tiled splash backs, heated towel rail, fitted extractor fan, double glazed window to side elevation and ceramic tiled flooring.

### Bedroom Two

9'4" x 9'7" (2.85 x 2.94)

Good sized double bedroom with double glazed window to front elevation, built in office furniture if required with attractive coving, central heating radiator and fitted carpets.



### Bathroom

5'9" x 6'5" (1.76 x 1.97)

White three piece suite comprising panelled bath with fitted shower attachment, vanity style unit, hand wash basin, storage and low flush w/c, partially tiled walls, chrome heated towel rail, double glazed window to side and ceramic tiled flooring.



### Rear Garden

West facing garden to the rear, enclosed with gated side access. Low maintenance with raised planters, paved patio area, timber fenced surround and outside tap. To the front of the property is a well kept lawn garden complete with well stocked and decorative borders.



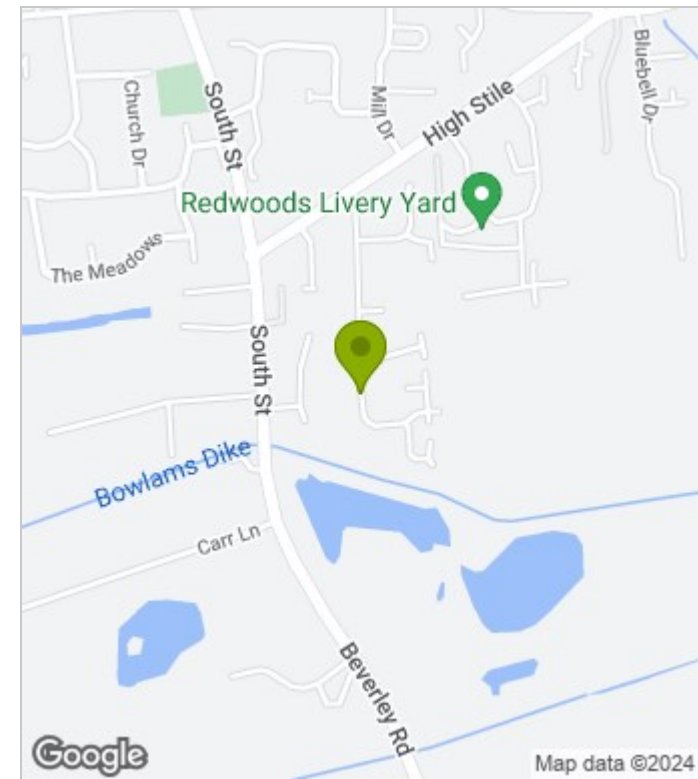
### Garage

Single brick built detached garage with up and over door to front elevation, power supply, light and personal door to side. The single garage is accessed via a private drive providing ample off street parking.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

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