



**Pymhurst Crescent, Wawne, HU7**

**Asking Price £385,000**



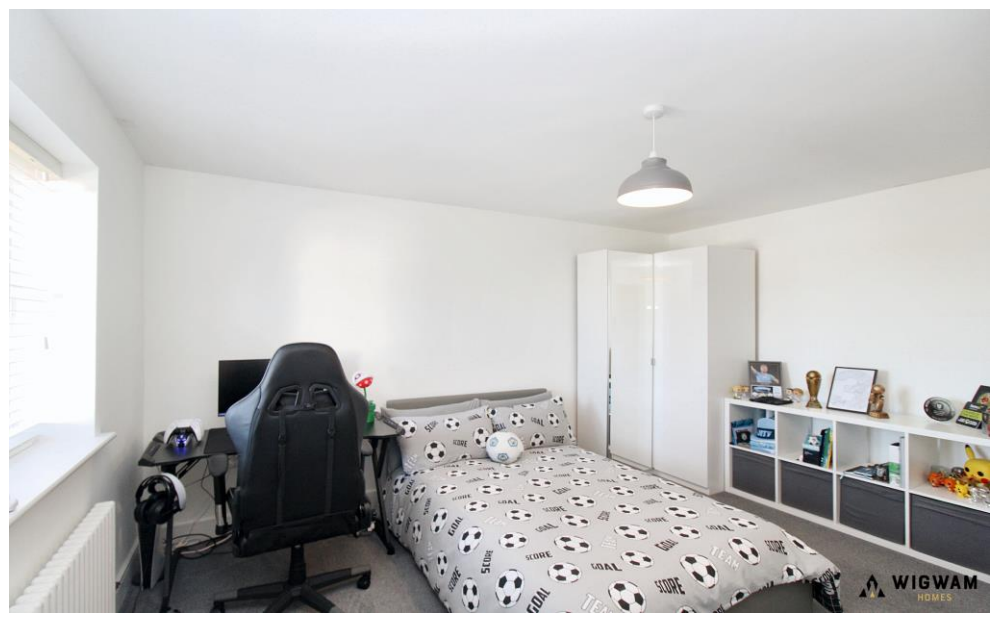


















# Pymhurst Crescent, Wawne, HU7

This immaculately presented detached family home is now available for sale, showcasing show home standards throughout. Upon entering, you are welcomed by a stylish entrance hall that sets the tone for the rest of the property. The ground floor features a large kitchen/diner, perfect for family meals and entertaining, complemented by a separate utility room for added convenience. A versatile reception room, currently used as a playroom, provides additional space for relaxation. The spacious lounge is a highlight, featuring a charming log burner. A downstairs WC completes the practical layout. Moving upstairs, you'll discover four generous double bedrooms, ensuring ample space for family members. Two of the bedrooms benefit from en-suite bathrooms, offering a touch of luxury and privacy. A well-appointed family bathroom serves the remaining bedrooms, designed with modern fixtures and finishes.

Outside, the property boasts a fantastic large south-facing garden, perfect for enjoying sunny days and hosting outdoor gatherings. The front aspect offers ample parking for multiple cars, making this home not only beautiful but also highly functional. This is a wonderful opportunity for families seeking a move-in ready home in a desirable location.

Wawne enjoys a rural location that is located within the East Riding of Yorkshire. It benefits from being in the catchment area for Beverley Schools including Beverley Grammar School for Boys and Beverley High schools for Girls.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Detached
- 4 Double Bedrooms
- 3 Bathrooms
- 2 Reception Rooms
- South Facing Garden
- Parking for Multiple Cars



# DETAILS

## Entrance Hall

With laminate flooring, under-floor heating, stairs leading to the first floor, doors leading to the kitchen/diner, play room, downstairs WC and lounge.

## Kitchen/Diner

With tiled flooring, under-floor heating, quartz work tops, hob, oven, integrated microwave, extractor fan, spotlights, integrated wine cooler, undermounted sink/drainage, fridge/freezer, dishwasher, double glazed windows, bi-folding patio doors leading to the rear garden and door leading to the utility.

## Utility Room

With plumbing for washer/dryer, under-floor heating, wooden work surfaces, sink/drainage, cabinets, tiled flooring and door leading to the rear garden.

## Play Room / Reception Room

With laminate flooring, double glazed windows and under-floor heating.

## Downstairs WC

With tiled flooring, WC, under-floor heating and wash hand pedestal basin.

## Lounge

With carpet flooring, log burner, under-floor heating, double glazed windows and patio doors leading to the rear aspect.

## Bedroom 1

With fitted wardrobes, carpet flooring, radiator, double glazed windows and door leading to the en-suite.

## En-suite

With tiled flooring, wash hand basin, WC, towel radiator, double

glazed window, under-floor heating and walk-in shower.

## Bedroom 2

With carpet flooring, radiator and double glazed window.

## En-suite

With tiled flooring, wash hand basin, WC, towel radiator, double glazed window and under-floor heating, walk-in shower.

## Bedroom 3

With carpet flooring, radiator, double glazed window and fitted wardrobes.

## Bedroom 4

With carpet flooring, radiator and double glazed window.

## Bathroom

With tiled flooring, WC, bath cubicle, shower attachment, towel radiator, wash hand pedestal basin, under-floor heating and double glazed window.

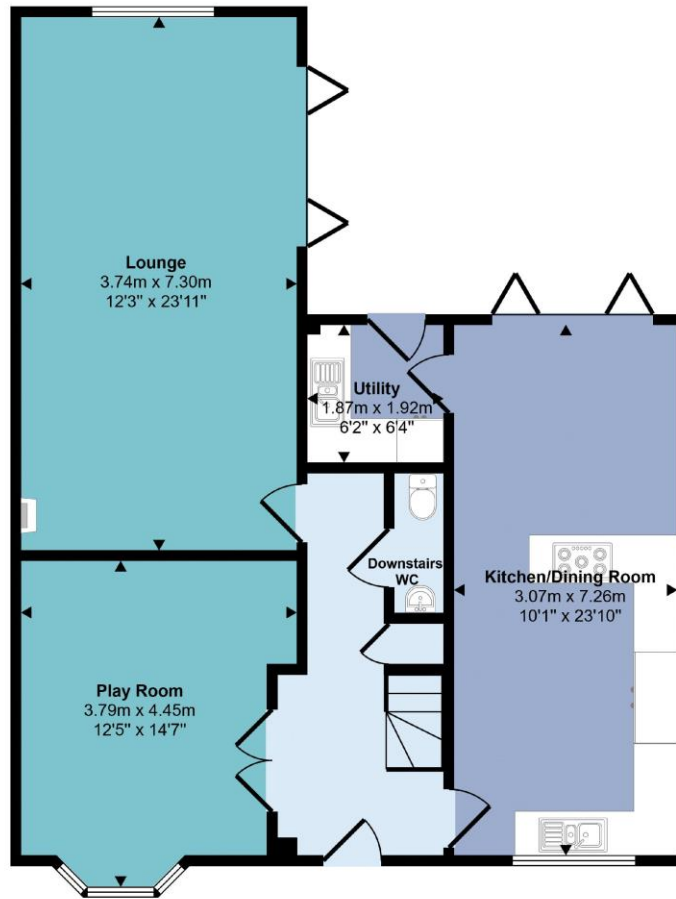
## Outside

The property features a large south-facing rear garden that is truly a standout feature. In addition to the stunning garden, the front aspect of the property offers ample parking, accommodating multiple vehicles with ease.

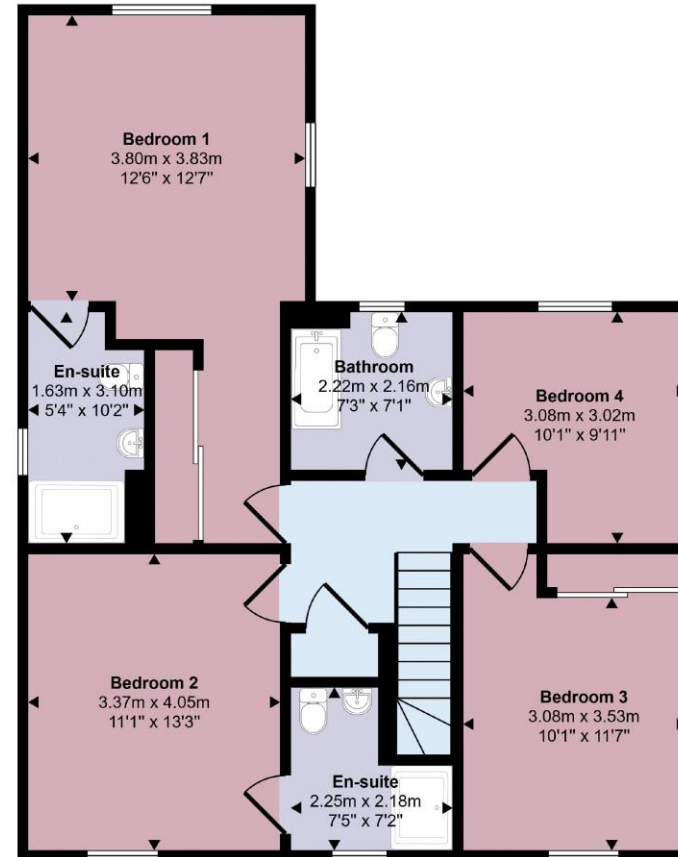
## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Approx Gross Internal Area  
163 sq m / 1752 sq ft



Ground Floor  
Approx 82 sq m / 881 sq ft



First Floor  
Approx 81 sq m / 872 sq ft

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.