



QUICK&CLARKE

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40 Ploughmans Gardens, Woodmansey, Beverley HU17
£310,000

- Detached family home
- Enviaible good sized plot
- Located on the cusp of the small development
- Four bedrooms / Two bathrooms
- Lounge
- Superb living dining kitchen
- Driveway and integral garage
- Beautifully presented throughout
- Gardens extend to the rear and side
- Council Tax Band: D EPC Rating: B

Located within this highly desirable small exclusive residential development on the edge of Beverley we are delighted to present to the market this exceptional detached family home which has a most enviable plot which extends to the side and rear. The beautifully presented accommodation is in excess of 1,000 square feet and in brief enjoys entrance hallway, lounge, superb living dining kitchen with a host of built-in and integrated appliances, utility room with downstairs w.c. off and to the first floor there are four double bedrooms, the principal bedroom having en-suite off and family bathroom. The gardens are well tended and maintained and beautifully extend not only to the rear but to the side of the property at the front and rear. A private driveway provides off street parking for several vehicles and leads to the single integral garage. Simply ready to key turn and move into this beautiful family home now awaits its new owners to which an early viewing is an absolute must.

LOCATION

Ploughmans Gardens is located on the cusp of Beverley near the Lidl roundabout just driving into Woodmansey on the right hand side, therefore enjoying amenities in Beverley.

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A white composite door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation.

LOUNGE

15'1" maximum x 11'7" maximum (4.60m maximum x 3.53m maximum)
uPVC double glazed window to the front elevation and wall mounted plasma remote control flame effect fire. Access to understairs storage cupboard and tv aerial point. A door leads into the living dining kitchen.

LIVING DINING KITCHEN

18'1" x 10'1" (5.51m x 3.07m)
uPVC double glazed window to the rear elevation and uPVC double glazed French doors open out into the garden. To the kitchen area there is an extensive range of white contemporary gloss base and wall units with work surfaces and uplifts and contemporary under wall unit lighting. Stainless steel gas hob with stainless steel chimney extractor, stainless steel single electric fan oven, integrated fridge freezer and integrated dishwasher. A door leads into the utility room.

UTILITY ROOM

5'7" x 5'4" (1.70m x 1.63m)
Door to garden and fitted units with space and plumbing for washing machine and space for tumble dryer. A door leads into the downstairs w.c.

DOWNSTAIRS W.C.

uPVC double glazed window to the side elevation. A two piece modern suite in white has low level w.c. and pedestal wash hand basin.

FIRST FLOOR

LANDING

Access to loft.

BEDROOM 1

12'10" x 11'8" decreasing to 10'3" (3.91m x 3.56m decreasing to 3.12m)
uPVC double glazed windows to the front elevation. Door leads into the en-suite.

EN-SUITE

Modern three piece suite in white enjoying good sized walk-in independent shower cubicle with low level w.c. and pedestal wash hand basin. Fully tiled to shower area and in a contemporary Italian designed finish. Extractor and towel radiator.

BEDROOM 2

12'3" maximum x 8'1" (3.73m maximum x 2.46m)
uPVC double glazed window to the front elevation.

BEDROOM 3

12'4" maximum x 8'9" maximum (3.76m maximum x 2.67m maximum)
uPVC double glazed windows to the rear elevation.

BEDROOM 4

12'5" x 8'2" (3.78m x 2.49m)
uPVC double glazed window to the rear elevation.

BATHROOM

6'1" x 5'7" (1.85m x 1.70m)
uPVC double glazed window to the rear elevation. A three piece modern suite in white enjoys panelled bath with complimentary tiled splashback, low level w.c. and pedestal wash hand basin. Extractor and towel radiator.

OUTSIDE

To the front of the property there is an open plan lawned garden which not only extends to the front but extends to the commencement of the development.

There is a small herbaceous shrubbery to the left hand side of the property and gated entry into the rear garden. The rear garden is of good proportions and enjoys a good degree of privacy with a small patio area leading down to a vast lawned area with timber fencing.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

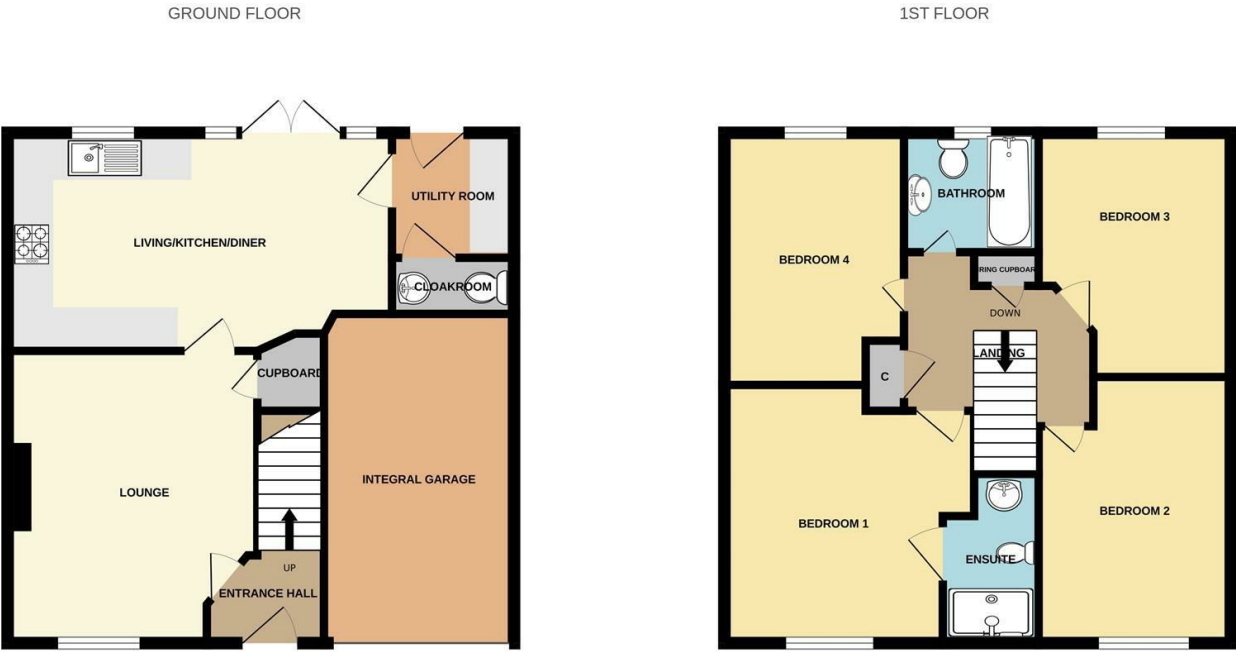
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2025