



Beech Drive, Melton, HU14 3HQ
£420,000



Platinum Collection

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Situated in a tucked-away position, accessed via a private drive, this impressive detached property occupies a substantial plot. Designed with flexibility in mind, the approximately 1,600-square-foot interior has been tastefully enhanced by the current owners, resulting in a stylish and well-balanced living space.

The accommodation is arranged over two floors, beginning with a welcoming entrance hallway. The spacious lounge is a highlight, boasting a feature fireplace and double doors that open onto the rear garden. A separate day/dining room provides additional flexibility and could also be utilised as a bedroom if needed. The ground floor also includes a stunning bathroom with a four piece suite and an impressive kitchen, complete with a range cooker and integrated appliances.

On the first floor, a spacious landing area gives access to a beautifully presented master bedroom, which includes a fitted dressing room. A second double bedroom and a contemporary bathroom with a stylish suite complete the upper level.

Externally, the home is accessed through wrought iron automated entrance gates, leading to ample off-street parking and a useful garage store. The generous plot includes neatly maintained lawned gardens, predominantly to the side and rear, providing a wonderful outdoor space for relaxation and entertainment.



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Key Features

- Impressive Detached Home On Generous Plot
- Versatile 2 / 3 Bedroom Layout
- Spacious Lounge With Multi-Fuel Stove
- Contemporary Breakfast Kitchen
- Primary Bedroom With Dressing Room
- 2 Stylish Bathrooms
- Gated Driveway & Garage
- Attractive Walled Garden
- EPC = C
- Council Tax = E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The versatile accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The inviting entrance hallway features a staircase leading to the first floor, large storage cupboard, understairs cupboard, coving, and stylish Amtico flooring.

LOUNGE

14'2 x 14'7 (4.32m x 4.45m)

A light-filled and spacious living area, this room features a contemporary marble fireplace with a multi-fuel stove, a TV point, coving, and a uPVC double-glazed bow window to the front elevation. Double doors lead out to the rear patio, seamlessly blending indoor and outdoor living.

DAY/DINING ROOM OR BEDROOM 3

12'2 x 18'1 (3.71m x 5.51m)

A versatile space with an inglenook-style fireplace, a brick surround, a tiled hearth, and a multifuel stove. The room also includes a TV point, coving, and uPVC double-glazed window to the front elevation. This room can be utilised as an additional bedroom if required.

BREAKFAST KITCHEN

18'0" x 12'2" (5.51m x 3.73m)

A well-appointed breakfast kitchen with a contemporary range of fitted floor and wall units, quartz work surfaces beneath matching upstands, recessed sink unit with a mixer tap, a Rangemaster range cooker with a designer extractor hood, an integrated fridge/freezer and dishwasher. There is undercabinet lighting, inlaid spotlights and double doors opening to the garden.

BATHROOM

A beautifully designed bathroom featuring a four piece suite incorporating a bath, WC, countertop wash basin with vanity unit and a plumbed shower enclosure. There is a heated towel rail, inlaid spotlights and a window to the side elevation.

FIRST FLOOR

LANDING

The landing provides access to a built-in storage cupboard, a loft access hatch, a uPVC double-glazed window with delightful views of the garden, and a Velux window.

BEDROOM 1

17' x 9'1 (5.18m x 2.77m)

A spacious primary bedroom with a vaulted ceiling, a TV point, eaves storage, and two Velux windows. This room leads from an adjoining dressing room.

DRESSING ROOM

9'6 + bay x 8'7 (2.90m + bay x 2.62m)

Fitted with a range of modern furniture, including wardrobes, drawers, and a dressing table. which sits beneath a uPVC double-glazed window overlooking the rear garden.

BEDROOM 2

11'2 + bay x 14'8 (3.40m + bay x 4.47m)

A generous second bedroom with a vaulted ceiling, built-in storage cupboard, a TV point, and uPVC double-glazed windows to both the side and rear elevations.

BATHROOM

A contemporary bathroom featuring a bath with an overhead shower, a shower screen, a vanity basin with storage cupboards, a low-flush WC, fully tiled

walls, a heated towel rail, inlaid spotlights, underfloor heating, a tiled floor, and a Velux window.

OUTSIDE

FRONT

The property is accessed through wrought iron automated gates, leading to an extensive block-paved frontage and parking area. A pedestrian entrance gate from Beech Drive provides additional access.

REAR

The well-maintained gardens are predominantly located to the side and rear of the property, featuring neatly tended lawns, established trees, mature shrubs, flower beds, and borders. The enclosed rear garden is particularly attractive, offering a walled boundary complemented by additional fencing, ensuring privacy and security.

GARAGE

19'8 x 17'1 (5.99m x 5.21m)

A detached garage store with double doors, light and power supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.



FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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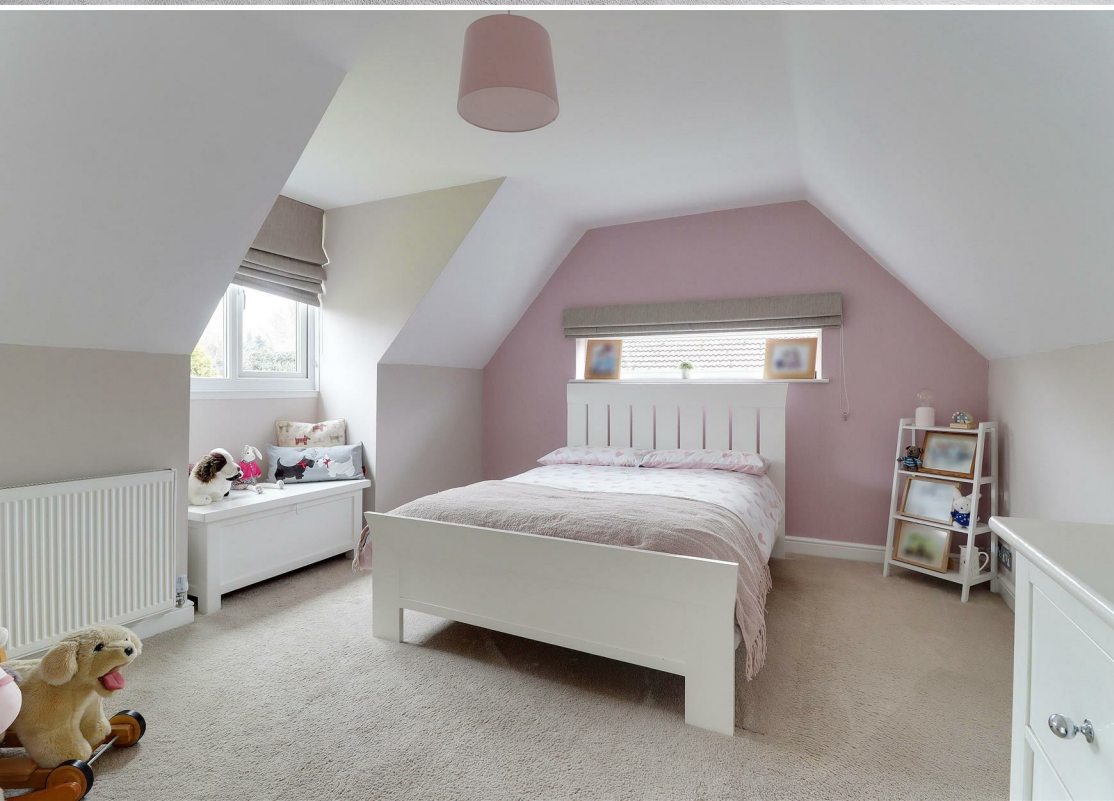
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AML

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GROUND FLOOR
958 sq.ft. (89.0 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA : 1571 sq.ft. (146.0 sq.m.) approx.

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.

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