

Buy. Sell. Rent. Let.



The Beeches, Humberston



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When it comes to
property it must be


lovelle



£550,000



Welcome to The Beeches, Humberston, positioned within the prestigious "PAR 3" development just off Humberston Avenue. Crafted to perfection by the esteemed Cyden Homes and completed in 2022, this exquisite family home stands as a testament to superior design and impeccable attention to detail.

Key Features

- Substantial Detached Family Home
- Built in 2022 by Cyden Homes
- Stunning Open Plan Living/Dining Kitchen
- Spacious Lounge with Log Burner and Bi-Fold Doors
- Four Double Bedrooms
- Two En-suites And Family Bathroom
- Landscaped Southerly Rear Garden with Open Views to the Rear
- Detached Double Garage with Large Room Above
- EPC rating B
- Tenure: Freehold





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As you step through the entrance, you are greeted by a grand and spacious Hallway adorned with a beautiful tall ceiling, setting the tone for the elegance that awaits within. A conveniently located Cloakroom Suite adds practicality to the sophisticated design.

The Lounge, a showcase of tasteful presentation, features a wood-burning stove, engineered wood flooring, and bi-folding doors that open to reveal stunning panoramic views of the rear garden and beyond. The ground floor, equipped with underfloor heating and individual thermostats for each room, ensures comfort throughout.

The heart of the home is the opulent open-plan Kitchen/Dining Living space. Fitted with an extensive array of units and integral appliances, including a fridge/freezer, dishwasher, wine cooler, and two electric ovens, this area seamlessly integrates functionality with style. A central island provides ample space for dining and entertaining, complemented by large windows and a set of Bi-Fold doors leading to the private rear garden. The adjacent Utility Room, with its own outdoor access, adds practicality to the luxurious design.

Ascending the elegant staircase, a large landing captures open views through a feature window. The upper floor houses four double bedrooms, three of which are adorned with fitted wardrobes. Two bedrooms boast en-suite shower rooms, ensuring both comfort and convenience. The Family Bathroom, featuring a white suite, adds a touch of sophistication to the internal living space.

Outside, the property features a well-maintained front garden, a Detached Double Garage with provisions for its own WC, and a block-paved driveway. Above the garage, a versatile space awaits, perfect for a home office, gym, or a teenager's den. The south-facing rear garden beckons with a canopy-covered patio, a lawned area, and a raised timber decked seating area, secured by timber fencing.

This stunning family home offers a harmonious blend of luxury, functionality, and picturesque surroundings. An opportunity not to be missed, it must be experienced firsthand to truly appreciate its magnificence. Contact Lovelle today to schedule your viewing and step into a world of refined living.

Entrance Hall

4.39m x 1.82m (14'5" x 6'0")

Cloakroom

1.42m x 1.80m (4'8" x 5'11")

Study

2.24m x 2.45m (7'4" x 8'0")

Lounge

4.94m x 6.89m (16'2" x 22'7")

Open Plan Living/Dining Kitchen

9.30m x 4.25m (30'6" x 13'11")

Landing

2.89m x 1.43m (9'6" x 4'8")

Bedroom One

4.13m x 3.84m (13'6" x 12'7")

En-Suite

1.49m x 2.93m (4'11" x 9'7")

Bedroom Two

3.80m x 3.83m (12'6" x 12'7")

En-Suite

1.48m x 2.93m (4'11" x 9'7")

Bedroom Three

3.72m x 2.93m (12'2" x 9'7")

Bedroom Four

3.40m x 2.93m (11'2" x 9'7")

Family Bathroom

2.74m x 2.27m (9'0" x 7'5")

First Floor Landing

0.87m x 1.27m (2'11" x 4'2")

First-Floor Home Office/Gym

5.84m x 3.56m (19'2" x 11'8")

Double Garage

4.87m x 5.37m (16'0" x 17'7")





Council Tax Information

The Council Tax Band for this property is F. This information was obtained in January 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make An Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

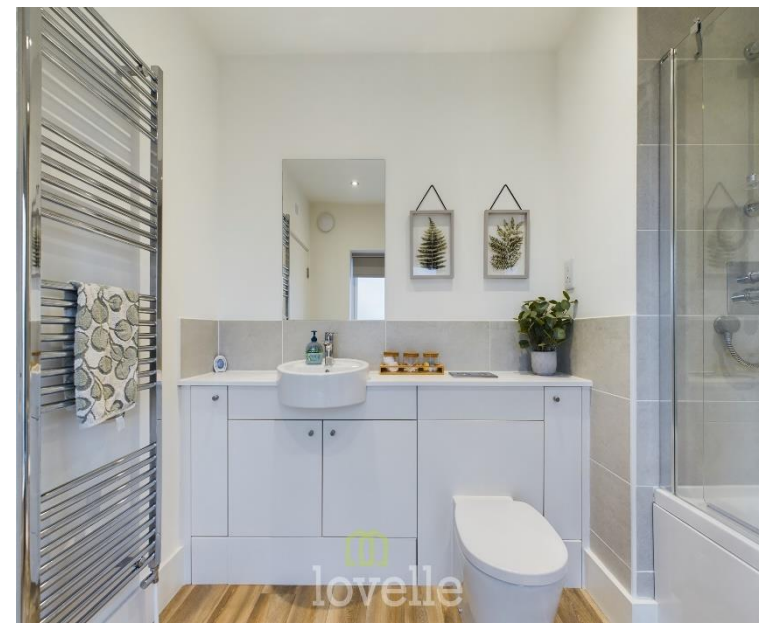
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They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

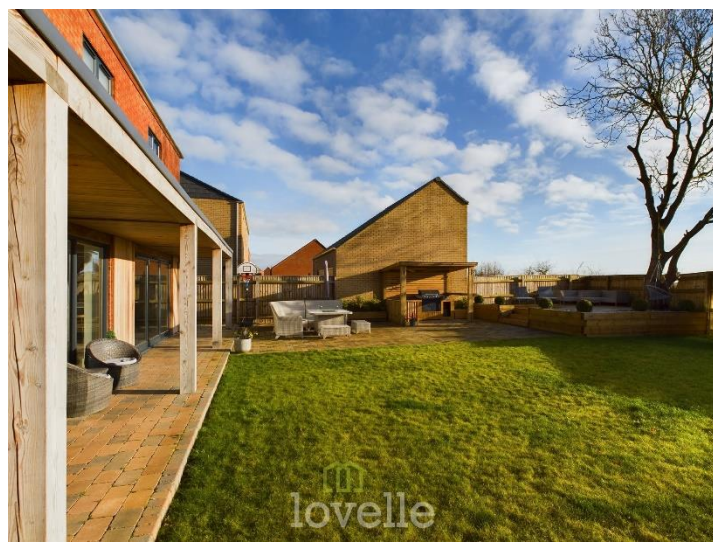
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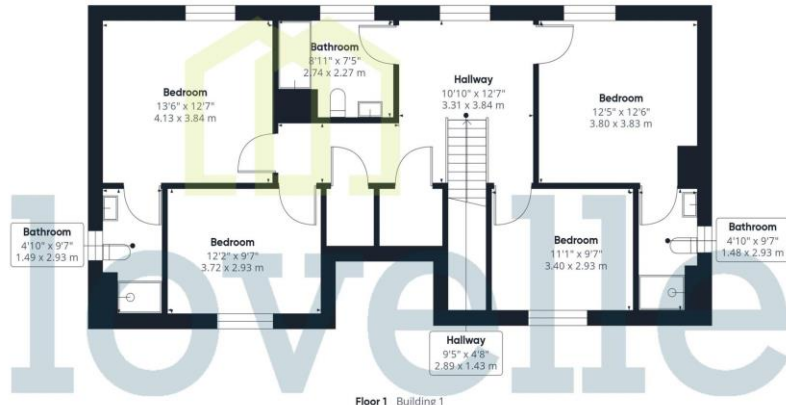
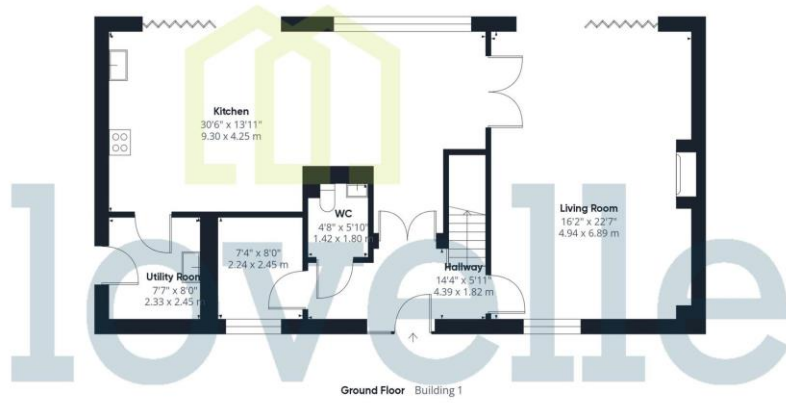
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