



- Peaceful 1/3 Acre Plot
- Impressive Detached Family Home
- 4 Double Bedrooms (Master En-suite)
- 24ft8 Kitchen/Diner

- 3 Reception Rooms
- Utility Room, Downstairs WC & Boot Room
- Ample Off Street Parking & Double Garage
- Stables (with Conversion Potential)

High Street, East Butterwick, DN17 3AG,
£475,000





Positioned on an enviable plot of approximately 1/3 of an acre, Becks House is a fine example of a family home with plenty of space both internally and externally. The beautifully presented accommodation briefly comprises of 4 double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts a 24ft9 dining hall, impressive kitchen/diner with patio doors onto the garden (ideal for entertaining), lounge, separate sitting room, utility room, WC and boot room. Additional benefits include ample off street parking, double garage, owned solar panels and an oil central heating system. The property also offers uninterrupted countryside views and stables which could be converted to offices/storage space. An internal viewing is highly recommended, call today to arrange! Freehold. Council tax band: E.



Porch

Added in 2019. Having uPVC double glazed front entrance door.

Dining Hall

24' 9" max x 10' 5" (7.54m x 3.17m)

Having uPVC double glazed door to the front aspect, uPVC double glazed windows to the front and side aspects, coved ceiling, two radiators, stairs rising to the first floor and storage cupboard.

Lounge

14' 2" x 13' 10" (4.31m x 4.21m)

Having two uPVC double glazed windows to the front aspect, two radiators, coved ceiling and feature fireplace.

Sitting Room

18' 6" x 15' 3" (5.63m x 4.64m)

Having uPVC double glazed windows and doors to the front aspect, two radiators, coved ceiling and feature multi-fuel log burner installed (it can burn wood or coal).

Kitchen/Diner

24' 8" x 11' 0" (7.51m x 3.35m)

Having uPVC double glazed windows to the rear and side aspects, uPVC double glazed doors to the side aspect, a range of wall and base units with granite work surfaces over, inset sink and drainer unit, integral dishwasher, oven, hob and extractor, space for large fridge freezer, coved ceiling, ceiling spotlights and two radiators.

Utility Room

13' 10" x 7' 3" (4.21m x 2.21m)

Having uPVC double glazed door and window to the rear aspect, radiator, wall and base units with work surfaces over, inset sink and drainer unit and space/plumbing for appliances.

Lobby

6' 7" x 3' 5" (2.01m x 1.04m)

Downstairs WC

6' 8" x 2' 10" (2.03m x 0.86m)

Having uPVC double glazed window to the rear aspect, low level WC, wash hand basin and radiator.

Boot Room

11' 4" x 7' 7" (3.45m x 2.31m)

Having door to the rear aspect, radiator, space for fridge freezer and door to storage cupboard with boiler and solar panel controls.

First Floor Landing

Having uPVC double glazed window to the front aspect, coved ceiling, radiator, storage cupboard and access to the loft (with light and ladder).

Master Bedroom

14' 3" x 13' 9" (4.34m x 4.19m)

Having two uPVC double glazed windows to the front aspect, two radiators and coved ceiling.

En-suite

7' 2" x 5' 4" (2.18m x 1.62m)

Having uPVC double glazed window to the rear aspect, coved ceiling, ceiling spotlights, radiator, two wash hand basins, low level WC and shower cubicle.

Bedroom 2

11' 1" x 10' 9" (3.38m x 3.27m)

Having uPVC double glazed window to the side aspect, coved ceiling and radiator.

Bedroom 3

11' 1" x 9' 10" (3.38m x 2.99m)

Having uPVC double glazed window to the rear aspect, coved ceiling and radiator.

Bedroom 4

14' 8" x 6' 4" (4.47m x 1.93m)

Having two uPVC double glazed windows to the front aspect and two radiators.

Family Bathroom

11' 1" x 9' 11" (3.38m x 3.02m)

Having uPVC double glazed window to the rear aspect, shower cubicle, jacuzzi bath, wash hand basin, low level WC and radiator.

Outside

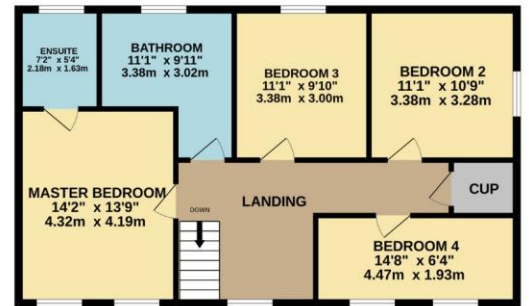
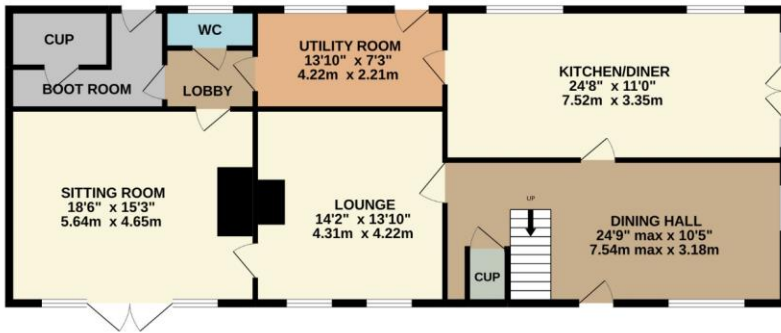
The property sits on a plot size of approximately 1/3 acre enjoying uninterrupted countryside views. Gated entry provides access to a pebbled area for off street parking leading to a double garage. The front garden is mainly laid to lawn with a range of plants, shrubs and trees. The rear garden is made up of a pebbled area and patio area also accessed via the kitchen/diner, creating an ideal space for entertaining/relaxing. There is also a gated hardstanding area with stables, which could be continued to be used as stables or converted into office/storage space.





GROUND FLOOR
1190 sq.ft. (110.5 sq.m.) approx.

1ST FLOOR
777 sq.ft. (72.2 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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Notes on Construction

Walls

Cavity (breeze block internal, brick external), cavity insulated with rock wool to full height, including converted garage.

Ground Floor

Block and beam with thermalite blocks, 50mm polystyrene insulation, 20mm chipboard. 12mm ply below all tiled areas.

Beams doubled across dining room/hall to support construction of a dividing wall (not fitted).

Converted garage - full concrete slab, believed to have a damp proof course. However, during conversion another damp proof membrane was fitted on top of the slab followed by 50mm polystyrene and 20mm chipboard. Oak flooring screwed through the tongue and groove into the chipboard.

Upper floor

Wooden joists with pine floor boards.

Roof

Pantile hipped roof on wooden trusses

Additional Chimney

Constructed as a three sided box back to back with existing chimney. Each side secured by stainless steel wall ties pitched on a minimum of every six courses. Brick bonded across drip overhang at top.

Services:-

Mains sewage

Surface water drains via soakaway

Electrical supply runs through upper floor and connects down to ground floor sockets.

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