



**Ferguson Road, Walkington Beverley HU17 8SL**

**welcome to**

**Ferguson Road, Walkington Beverley**

This stunning family home must be viewed internally to appreciate the standard of finish and offers a living space of exceptional quality throughout.



**Our clients have presented this stunning family house to an exceptional standard throughout and finished with quality fittings. The reconfigured living space has been carefully thought through to now provide spacious accommodation with a full width rear lounge with bi-folding doors to the private rear garden which affords an open aspect. The kitchen is a dream being enlarged to the front elevation and having a feature island unit, separate utility room and cloaks/wc complete the ground floor with the first floor having three double bedrooms plus a spacious bathroom which only an internal inspection will confirm its luxury. The village of Walkington is a highly sought after location with excellent amenities with the village pond being the focal point. Don't miss this beautiful home - call now for your viewing.**

#### **Entrance Hall**

With solid wood accoya entrance door, Karndean flooring and column radiator. Sliding pocket doors to the lounge.

#### **Lounge**

20' 5" x 11' 4" ( 6.22m x 3.45m )

Full width lounge to the rear aspect with aluminium double glazed window and double glazed bi-folding doors giving access to the garden. Feature fireplace with arched cast iron inset, gas fire and marble hearth. Two feature column radiators. Coving to the ceiling.

#### **Kitchen**

16' 4" x 10' 8" ( 4.98m x 3.25m )

With double glazed accoya window to the front together with double glazed skylight window with automatic controls. Fully inlaid wooden base and wall units with quartz worksurfaces and dining island unit with further storage cupboards beneath. Double width Belfast sink with boiling tap. Integrated dishwasher and fridge. Glazed display cabinets and gas cooker point with hood over giving space for a range styled cooker. Karndean flooring and column radiator.

#### **Utility Room**

8' 4" x 5' 1" ( 2.54m x 1.55m )

With quartz worktop, Karndean flooring, integrated freezer, plumbing for an automatic washing machine and access to the garage and wc.

#### **Wc**

With built in shelved cupboard, wc, sink unit and Karndean flooring.

#### **Landing**

With access to the loft via retractable ladder.

#### **Bedroom One**

15' 2" x 10' 3" ( 4.62m x 3.12m )

With double glazed aluminium window to the rear, radiator and coved ceiling.

#### **Bedroom Two**

11' 5" max x 9' 9" max ( 3.48m max x 2.97m max )

With double glazed aluminium window to the rear, radiator and coving to the ceiling.

#### **Bedroom Three**

11' 3" x 10' 3" max ( 3.43m x 3.12m max )

With double glazed accoya window to the front, a built in shelved storage cupboard, radiator and coved ceiling.

#### **Bathroom**

9' 9" x 8' ( 2.97m x 2.44m )

With double glazed accoya window to the front aspect, feature freestanding bath, double corner shower cubicle, wc and vanity sink unit. Tiled walls and floor. Heated towel radiator and extractor fan.

#### **Front Garden**

An established shrub border with the remainder being majority gravelled providing off-street parking for two vehicles. Outside lighting.

#### **Rear Garden**

Having a lovely open aspect to the rear with a paved patio leading to a lawned garden, established shrub borders, fenced surround and a corner storage shed.

#### **Storage Garage**

9' 5" x 9' ( 2.87m x 2.74m )

Integral to the front of the property having double access accoya doors and light and power provided. Plumbing for washing machine and drier.



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## Ferguson Road, Walkington Beverley

- Stunning modern family home
- High quality fittings throughout
- Reconfigured internal accommodation
- Private feature garden to rear
- Council Tax Band C

Tenure: Freehold EPC Rating: C

**£340,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01482 880488**



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,  
HU17 8AP



**williamhbrown.co.uk**