



**Goodwood Close, Beverley HU17 9TF**



## Welcome to

### Goodwood Close, Beverley

Impressive double fronted family residence tucked away in this highly sought after cul de sac and offering tastefully presented living space enlarged with a sun room extension overlooking the rear garden.



### **Entrance Hall**

With double glazed entrance door, engineered wood flooring, radiator, stairs to first floor and coved ceiling.

### **Lounge**

10' 2" x 18' ( 3.10m x 5.49m )

With double glazed french doors to the garden, engineered wood flooring, twin radiators and a feature fireplace with gas fire, picture rails to the walls and coved ceiling.

### **Study**

7' 3" x 8' 2" ( 2.21m x 2.49m )

With double glazed window to the front aspect, engineered wood flooring, radiator and coved ceiling.

### **Dining Room**

11' 4" x 8' 8" ( 3.45m x 2.64m )

Withan engineered wood flooring, picture rails to the walls and coved ceiling. Open plan to the sun room.

### **Sun Room**

12' x 11' ( 3.66m x 3.35m )

With double glazed french doors giving direct access to the rear garden. Twin double glazed skylight windows, engineered wood flooring, wall light points and radiator.

### **Kitchen**

12' 6" x 7' 9" ( 3.81m x 2.36m )

With double glazed window to the front aspect, radiator, access to an understairs storage cupboard, extensive range of modern wall and base units with contrasting worksurfacing incorporating a stainless sink unit with integrated fridge and freezer, dishwasher, electric hob with hood over and electric oven.

### **Utility Room**

7' 9" x 5' ( 2.36m x 1.52m )

With a double glazed rear entrance door, range of wall and base units with worksurfacing incorporating a stainless steel sink unit, radiator and a wall

mounted gas central heating boiler.

### **Cloakroom**

With part tiled walls, extractor fan, pedestal wash hand basin and wc.

### **Landing**

With engineered wood floor, access to the loft and airing cupboard with hot water tank.

### **Bedroom One**

10' 4" x 11' plus door entrance area ( 3.15m x 3.35m plus door entrance area )

With double glazed window to the front aspect, picture rails to the walls, engineered wood flooring, built in wardrobe, radiator and coved ceiling

### **Ensuite**

With a double glazed window to the front aspect, tiled walls, radiator, shower enclosure, wc and pedestal wash hand basin.

### **Bedroom Two**

11' x 8' 9" ( 3.35m x 2.67m )

With a double glazed window to the rear aspect, engineered wood flooring, radiator, built in wardrobe, picture rails to walls and coved ceiling.

### **Ensuite**

With tiled walls, radiator and extractor fan together with a shower enclosure, wc and pedestal wash hand basin.

### **Bedroom Three**

8' 7" x 8' ( 2.62m x 2.44m )

With a double glazed window to the rear aspect, engineered wood flooring, built in wardrobe and radiator.

### **Bedroom Four**

10' x 6' 9" extending to 8' ( 3.05m x 2.06m extending to 2.44m )

With a double glazed window to the front aspect, engineered wood flooring and radiator.

### **Bathroom**

With a double glazed window to the side aspect, fully tiled walls, panelled bath with shower over, wc, pedestal wash hand basin, extractor fan and radiator.

### **Outside**

To the front of the property is a garden area with walled surrounds and to the rear is a brick set patio area giving through to a lawned garden with attractive slate areas, established borders and fencing providing privacy. There is a garden store shed, garden tap and external power points.

### **Double Garage**

17' x 16' 9" ( 5.18m x 5.11m )

To the front of the property is a double garage with electrically operated up and over doors with power points provided accessed via a private driveway providing off-street parking for cars.

### **Internet**

The property has optical fibre connection.



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## Welcome to

### Goodwood Close, Beverley

- Impressive Double Fronted Family Home
- 3 Reception Room & 4 Bedrooms
- Highly Sought After Location
- Gardens & Double Garage
- Council Tax Band E

Tenure: Freehold EPC Rating: C

offers in excess of

# £355,000

### directions to this property:

See below map of property location. For further information on the local area please contact the Residential Sales Team on 01482 880488.



Please note the marker reflects the postcode not the actual property

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