



Charlton Court, Woodmansey Beverley HU17 0UL

welcome to

Charlton Court, Woodmansey Beverley

Most appealing double fronted executive style detached property with living space over three floors and situated in an exclusive gated development within the heart of this popular village.



Entrance Hall

With a double glazed entrance door, part panelled walls, wood flooring, radiator, stairs to the first floor level and a coved ceiling.

Cloakroom/Wc

With wood flooring, extractor fan, radiator, pedestal wash hand basin and wc.

Study

9' x 8' (2.74m x 2.44m)

With a double glazed window to the front aspect, wood flooring, radiator, coved ceiling and access to the understairs storage cupboard.

Lounge

18' 9" x 11' 9" into recess (5.71m x 3.58m into recess)

With double glazed bay window to the front aspect, feature radiator, fireplace with a multi fuel stove, wood flooring and built in alcove shelving and storage cupboards. Coving to the ceiling.

Kitchen

18' 4" x 11' 10" (5.59m x 3.61m)

With a double glazed window to the rear aspect together with double glazed french doors giving access to the rear garden, range of wall and base units with quartz worksurfacing incorporating a Belfast sink. There is a five ring hob, integrated appliances including wine cooler, dishwasher, fridge and freezer. Built in double electric oven with warming drawer together with a built in grill/microwave. There is an attractive central island unit, wood flooring and feature radiator.

Utility Room

6' 4" x 6' 3" (1.93m x 1.91m)

With a double glazed window to the side aspect, range of base units worksurfacing over, stainless steel sink unit, concealed gas central heating boiler, radiator and a double glazed rear entrance door. The base units have plumbing for a concealed washing machine and washer dryer (appliances not included in sale).

Landing

With a double glazed stained glass window to the side aspect, radiator and staircase to second floor accommodation.

Bedroom Two

14' 10" plus wardrobes x 11' 9" (4.52m plus wardrobes x 3.58m)

With a double glazed window to the front aspect, range of built in drawer units with matching bedside cabinets, floor to ceiling sliding door wardrobes and a radiator.

Ensuite

With part tiled walls and tiled floor, heated towel radiator, extractor fan, corner shower cubicle, feature wash hand basin and wc.

Bedroom Three

11' 10" x 11' 9" (3.61m x 3.58m)

With a double glazed window to the rear aspect and radiator.

Bedroom Four

12' 8" x 9' 3" (3.86m x 2.82m)

With a double glazed window to the rear aspect and radiator.

House Bathroom

With a double glazed window to the front aspect, part panelled walls, heated towel radiator, vanity wash hand basin and wc together with a walk-in double shower cubicle with rainfall shower and free standing bath. There is an airing cupboard with a hot water tank.

Second Floor Accommodation

Master Bedroom

14' 3" with restrictive head height x 12' (4.34m with restrictive head height x 3.66m)

With twin double glazed skylight windows to the rear aspect, twin walk-in storage cupboards and a radiator.

Ensuite

With part tiled walls and tiled floor, heated towel radiator and extract fan. Double shower cubicle with rainfall shower, pedestal wash hand basin and wc.

Outside

To the front of the property is a brick set open plan garden area with side driveway. The rear gardens are established with a paved patio to a lawned garden together with a decked seating area. There is an outside tap to the rear elevation of the house and fenced surrounds.

Garage

18' 2" x 9' 6" (5.54m x 2.90m)

Of brick construction with a double glazed window to the side aspect, electrically operated roller shutter door and a double glazed side aspect door.

Agent's Note

Charlton Court is a private gated area and is therefore unadopted by the East Riding County Council



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welcome to

Charlton Court, Woodmansey Beverley

- Executive styled 3 storey family home
- Located in a gated development
- High quality fittings throughout.
- Established gardens with garage & open aspect to rear
- Council Tax Band E

Tenure: Freehold EPC Rating: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106545 - 0006

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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.



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