



Rowan Avenue, BEVERLEY HU17 9UN



welcome to

Rowan Avenue, BEVERLEY

Five bedrooms, two bathrooms reconfigured executive styled double fronted detached house situated in a prime location. Viewing highly recommended.



Entrance Hall Area

With a double glazed entrance door, double glazed window to the side aspect, tiled floor and coved ceiling.

Ground Floor Cloakroom/Wc

With a double glazed window to the front aspect, wc, pedestal wash hand basin, tiled floor and heated towel radiator.

Lounge

21' 4" x 11' 9" (6.50m x 3.58m)

With a double glazed bay window to the front aspect, fireplace with gas fire, twin radiators and coved ceiling. Double glazed french doors lead to the conservatory.

Conservatory

13' 10" x 13' (4.22m x 3.96m)

With double glazed windows to side and rear aspects, double glazed french doors give access to the rear gardens, wood grain effect flooring and twin radiators.

Living/Dining/Kitchen Area

30' 3" x 20' narrowing to 15' 3" (9.22m x 6.10m narrowing to 4.65m)

This area is the heart of the property which has been reconfigured to provide light and airy open plan living, having a double glazed bay window to the front aspect, further twin double glazed windows to the rear aspect and double glazed rear entrance door together with double glazed patio doors giving access to the garden. Four radiators, tiled floor and staircase to the first floor level.

Kitchen Area

15' 3" x 14' 9" (4.65m x 4.50m)

With twin double glazed windows to the rear aspect together with a further double glazed window to the side aspect, double glazed french doors giving access to the conservatory. There is a range of base and wall units with solid wood worksurfaces incorporating an enamel sink unit, gas cooker point, integrated dishwasher, tiled floor and a concealed

gas central heating boiler.

Utility Room

8' 8" x 5' 9" (2.64m x 1.75m)

With worksurfacing, timber panelled finishing to two walls, plumbing for an automatic washing machine, tiled floor and coved ceiling.

Landing

With built in mirror fronted storage, twin radiators and access to the loft.

Bedroom One

15' 2" including wardrobes x 11' (4.62m including wardrobes x 3.35m)

With a double glazed window to the front aspect, radiator, built in mirror fronted wardrobes and coved ceiling.

Dressing Room

With double glazed window to the front aspect and built in mirror fronted wardrobes.

Ensuite Bathroom

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

Bedroom Two

12' 4" x 10' 9" (3.76m x 3.28m)

With a double glazed window to the front aspect, radiator, overstairs built in airing cupboard with hot water tank and coved ceiling.

Bedroom Three

10' 8" max x 9' 9" (3.25m max x 2.97m)

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

Bedroom Four

12' 7" x 7' 1" (3.84m x 2.16m)

With a double glazed window to the side aspect, shelving to the alcove area, radiator and coved ceiling.

Bedroom Five

8' 8" x 7' 9" including wardrobes (2.64m x 2.36m including wardrobes)

With a double glazed window to the rear aspect, built in floor to ceiling wardrobes and radiator.

Bathroom

With a double glazed window to the rear aspect, tiled walls and floor, panelled bath with shower over, pedestal wash hand basin, wc, extractor fan and shaver point.

Outside

To the front of the property is a brick sett in and out driveway providing off-street parking for several vehicles with an established shrub border to the front boundary. There is an extensive rear garden having mature shrub borders and fencing providing privacy. There is an extensive paved patio area to a lawned garden with an established mature oak tree.



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welcome to

Rowan Avenue, BEVERLEY

- Detached family home
- Reconfigured ground floor open plan living space
- Five bedrooms & two bathrooms
- Extensive gardens to the rear
- Council Tax Band F

Tenure: Freehold EPC Rating: D

£480,000



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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Property Ref:
BEV106657 - 0004

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