



Newman Avenue, Beverley HU17 7FB

Welcome to

Newman Avenue, Beverley

Stunning modern four-bedroom detached family home with two bathrooms, lounge and 19' dining kitchen situated in an exclusive and sought after cul de sac development.



Entrance Hall

Accessed via a double glazed entrance door, with double glazed top window above, radiator, tiled floor and stairs to the first floor level.

Lounge

19' 2" into bay window x 10' 4" (5.84m into bay window x 3.15m)

With a double glazed bay window to the front aspect, two feature radiators and wood grain effect flooring.

Dining Kitchen

19' 9" x 13' 7" narrowing to 9' 4" (6.02m x 4.14m narrowing to 2.84m)

Being the heart of the house and enjoying double glazed French doors with double glazed side panels giving access to the rear gardens, range of top quality high gloss fronted base and wall units with work surfacing with a five ring gas hob and extractor hood over, electric built in double oven and stainless steel sink unit. Integrated dishwasher and fridge/freezer together with a wine cooler. Twin radiators and tiled floor.

Utility Room

7' 3" x 6' 1" (2.21m x 1.85m)

The utility room has a further range of high gloss base and wall units, plumbing for an automatic washing machine, radiator, tiled floor and double glazed rear entrance door.

Cloakroom/Wc

With a tiled floor, extractor fan, radiator, wc and pedestal wash hand basin.

Landing

With access to the loft, built in airing cupboard with hot water tank and radiator.

Bedroom One

13' 5" x 11' 9" max (4.09m x 3.58m max)

With twin double glazed windows to the front aspect, built in floor to ceiling wardrobes and radiator.

Ensuite

With a double glazed window to the side aspect, part tiled walls and tiled floor, double shower enclosure, wc, pedestal wash hand basin and extractor fan.

Bedroom Two

13' 3" max x 9' 6" plus wardrobes (4.04m max x 2.90m plus wardrobes)

With a double glazed window to the rear aspect, radiator and a range of floor to ceiling wardrobes with sliding door fronts.

Bedroom 3

11' 7" x 8' 8" (3.53m x 2.64m)

With a double glazed window to the front aspect, radiator and built in sliding fronted door wardrobes.

Bedroom Four

10' 2" max x 9' 5" plus wardrobes (3.10m max x 2.87m plus wardrobes)

With a double glazed window to the rear aspect, mirror fronted sliding door built in wardrobes and radiator.

Bathroom

With a double glazed window to the rear aspect, part tiled walls, tiled floor, radiator, panelled bath, wc , pedestal wash hand basin, extractor fan and double shower enclosure.

Outside

To the front of the property is an open plan lawned area with double width driveway to garage. The rear gardens are fully enclosed with a paved patio leading to a lawned garden with a further paved area with covered barbecue area ideal for entertainment.

Integral Garage

17' 5" x 8' 5" (5.31m x 2.57m)

With an up and over door, light and power.

Agent's Note

It should be noted that the property is subject to an annual service charge in the sum of £157.08 as at

31/12/2024 payable to Woodhall Grange Management Company Ltd . This is to maintain communal areas within the whole development. Also the roads within the development have not yet been adopted by the East Riding County Council and are presently subject to a section 38 agreement. It is understood that it is the intention of the council to adopt the roads in the future.



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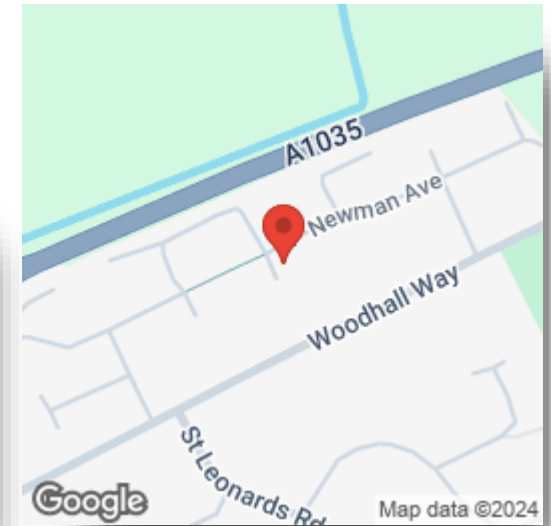
welcome to

Newman Avenue, Beverley

- Modern four bedroom detached family home
- Stunning landscape rear garden with bar area
- Integral garage and driveway
- Cul de sac location
- Council Tax Band E

Tenure: Freehold EPC Rating: B

£430,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BEV106673 - 0005

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