



**Blanchard Avenue, Beverley HU17 0ZZ**





**welcome to**

**Blanchard Avenue, Beverley**

Newly built in 2023 a spacious four double bedroom detached David Wilson Home on the Minster View development. Fantastic position with south facing garden. Local amenities, well regarded schools are nearby.



### **Entrance Hall**

With a upvc composite front door leading to a wide and airy hallway, including radiator and stairs to first floor.

### **Cloakroom**

With a upvc double glazed window to the side aspect, wash hand basin, wc, radiator and understairs storage.

### **Home Office/Snug**

9' 4" x 7' 7" ( 2.84m x 2.31m )

Home office or snug, with space for two desks, includes radiator, upvc double-glazed window to front with plantation shutters.

### **Lounge**

19' 5" x 12' 7" ( 5.92m x 3.84m )

Large and roomy lounge includes multi-media plate, upvc double glazed bay window to the front, with plantation shutters and two radiators.

### **Open Plan Kitchen/Family Room**

20' 10" max x 14' 1" ( 6.35m max x 4.29m )

An amazing room comprising kitchen, dining and living area. Finished to a high specification, the kitchen benefits from a range of wall and base units including quartz work surfaces, with built in sink. The kitchen includes built in appliances consisting of double electric oven, five ring gas hob with extractor fan over, dishwasher and fridge-freezer. The living space benefits from two radiators, with tv point, upvc double glazed window to rear with feature upvc double glazed boxed-bay and french doors to the south facing rear garden.

### **Utility Room**

8' 4" x 5' 3" ( 2.54m x 1.60m )

Benefiting from base units and sink, plus space and plumbing for a washing machine and tumble dryer. Separate gas central heating boiler. Upvc composite door to rear garden and radiator.

## **First Floor Accommodation**

### **Landing**

Spacious landing with upvc double glazed window to the side, radiator, airing cupboard and access to the loft.

### **Bedroom One**

13' 2" x 12' 10" ( 4.01m x 3.91m )

Master bedroom, with two built in wardrobes, tv point, radiator and upvc double-glazed window to the front aspect. Separate zoned room central heating control.

### **Ensuite**

Benefitting from double shower, wash hand basin, shaver point, wc and central heated towel rail. Partially tiled with upvc double glazed window to the side aspect.

### **Bedroom Two**

13' 4" x 9' 2" ( 4.06m x 2.79m )

Double bedroom with two upvc double glazed windows to the rear aspect and radiator and built in wardrobe.

### **Bedroom Three**

12' 3" x 9' 8" max ( 3.73m x 2.95m max )

Double bedroom, with two upvc double glazed windows to the front aspect and radiator.

### **Bedroom Four**

10' 3" x 10' ( 3.12m x 3.05m )

Double bedroom, with upvc double glazed window to rear aspect and radiator.

### **Bathroom**

Benefitting from side panelled bath and separate shower. Partially tiled with wash hand basin and wc and central heated towel radiator. Upvc double glazed window to rear aspect.

## **Front Garden**

Landscaped front garden, laid to lawn and borders, with side driveway leading to garage and off street parking for several cars, EV charging point and double outdoor electric socket.

## **Rear Garden**

South facing garden, with patio, laid to lawn and borders, includes outside lights plus established shrubbery and trees. Outside water tap. Additional double outdoor electric sockets to rear of garage.

## **Single Garage**

Detached garage with light and power.

## **Agents Note**

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



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welcome to

## Blanchard Avenue, Beverley

- Stunning 4 bed detached David Wilson Home
- Impressive 20' open plan kitchen/dining living area
- Master bedroom with ensuite
- South facing rear garden
- Off street parking, garage & EV Charging

Tenure: Freehold EPC Rating: B

# £475,000



### 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:  
BEV106740 - 0007

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