



**Sunnydene, Plaxton Bridge Road, Woodmansey,
Beverley HU17 0RT**

Welcome to

Sunnydene Plaxton Bridge Road, Woodmansey Beverley

Superb recently upgraded traditional house with modern and stunning interior with the house providing open plan ground floor accommodation.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Entrance Hall

Accessed via a double glazed entrance door with double glazed side panels and wood grain effect flooring.

Open Plan Lounge/Sitting Room

26' 9" plus bay window x 22' 2" including stairs narrowing to 11' 9" plus bay (8.15m plus bay window x 6.76m including stairs narrowing to 3.58m plus bay) Accessed via a double glazed entrance door from the entrance hall with double glazed side panels and has twin double glazed bay windows to both front and side aspects. Wood grain effect flooring, three radiators and staircase to first floor level and having inset spot lights to the ceiling. The room is open plan to the L shaped dining kitchen.

L Shaped Kitchen

22' 1" narrowing to 9' 2" x 21' 2" (6.73m narrowing to 2.79m x 6.45m)

With double glazed picture windows to the side and rear aspects in addition to double glazed french doors giving access to the side elevation of the property. There is tiled flooring with underfloor heating. The kitchen has an extensive range of modern kitchen units with contrasting worksurfacing with tiled splash surrounds which incorporates a 1 1/2 bowl sink unit, twin built in eye level electric ovens and integrated dishwasher and twin fridge freezers. In addition is a stunning and feature island unit with integrated electric hob and AEG pop up extractor fan. The corner units have carousel storage areas and there are inset spot lights to the ceiling.

Rear Lobby

With a tiled floor, worksurfacing, plumbing for an automatic washing machine and inset spot lights to the ceiling.

Utility Room

5' 7" x 5' 5" (1.70m x 1.65m)

With base units and worksurfaces over, tiled floor and extractor fan.

Ground Floor Cloakroom/WC

With a double glazed window to the rear aspect, extractor fan and tiled floor and inset spot lights to the ceiling. Vanity wash hand basin and wc.

Landing

With a double glazed window to the side aspect, access to the roof void area and inset spot lights to the ceiling.

Bedroom One

13' 3" x 12' 2" narrowing to 10' 5" (4.04m x 3.71m narrowing to 3.17m)

With a double glazed window to the rear aspect, radiator and inset spot lights to the ceiling.

Ensuite Shower Room

Part tiled walls and tiled floor, heated towel radiator, extractor fan, shower enclosure, vanity sink unit and wc.

Bedroom Two

13' 2" plus bay window x 12' 3" (4.01m plus bay window x 3.73m)

With a double glazed bay window to the front aspect plus a further double glazed window to the side aspect, radiator and inset spot lights to the ceiling.

Bedroom Three

9' 3" x 9' 1" (2.82m x 2.77m)

With double glazed window to the front aspect, radiator and inset spot lights to the ceiling.

Bathroom

9' 3" x 7' 8" (2.82m x 2.34m)

With a double glazed window to the rear aspect, part tiled walls and tiled floor, heated towel radiator, extractor fan, panelled bath with shower over, vanity sink unit and wc and inset spot lights to the ceiling.

Outside

To the front of the property is a gravelled garden with a driveway giving access to the attached garage. To the side and rear of the property is a shaped lawned garden with established shrub and tree borders.

Garaging

17' 4" x 11' (5.28m x 3.35m)

Attached to the side of the property is a brick constructed garage with sliding timber doors to the front and rear access door. Double glazed window to the side and rear aspects, light and power point provided.

Agent's Note

It should be noted by potential buyers that the property is on an unadopted private road and that there is no main gas and no mains drainage to the property.

Agent's Note

Please note that the property is adjacent to Gascorp (Plaxton) Ltd which produces biogas.

Welcome to

Sunnydene Plaxton Bridge Road, Woodmansey Beverley

- Detached family house
- Recently updated internally
- Established gardens
- Non-estate position
- Council Tax Band E

Tenure: Freehold EPC Rating: F

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BEV106814 - 0004

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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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