



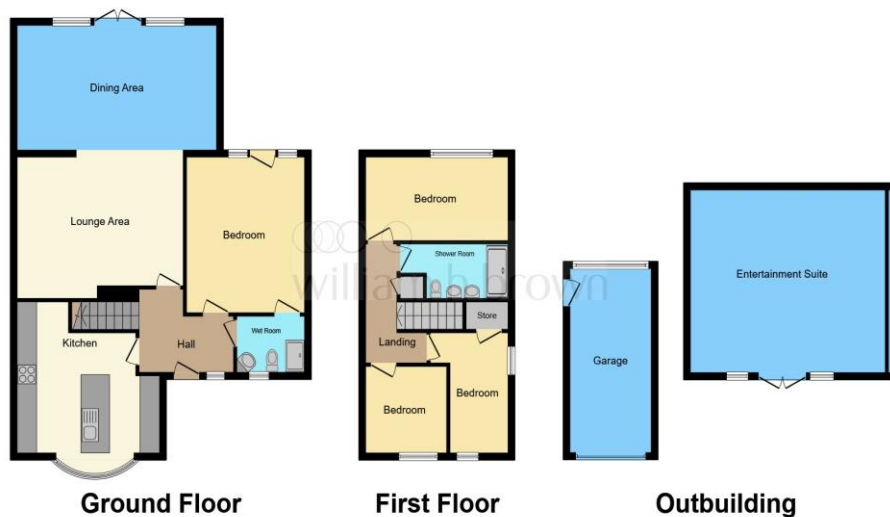
Queensmead, Beverley, HU17 8PQ

Welcome to

Queensmead, Beverley

Vastly extended semi-detached family home situated in this popular Beverley location and worthy of a full internal inspection to be fully appreciated.





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

Double glazed entrance hall double glazed window to the front aspect. Wood-grained effect floor and stairs to the first floor.

Lounge Area

14' 6" x 13' 2" +recess (4.42m x 4.01m +recess)

Feature log burner in recess. Radiator. Open plan.

Dining Area

12' 2" x 13' 6" (3.71m x 4.11m)

Radiator, double glazed skylight window, together with French doors giving direct access to the rear gardens.

Kitchen

14' 5" x 14' 3" (4.39m x 4.34m)

Double glazed bow window to the front aspect. Modern base and wall units with oak work surfacing and superb feature island with sink. Plumbing for automatic washing machine and dishwasher, built-in fridge-freezer, together with gas point for cooking and understairs storage cupboard and gas central heating boiler.

Ground-Floor Bedroom

11' 9" x 14' 7" (3.58m x 4.45m)

Double glazed patio doors giving access to rear gardens, and double glazed window to the rear aspect.. Jack-and-Jill door to the wet room.

Wet Room

(Jack-and-Jill from ground-floor bedroom and hallway, doors widened with ramps for access) Double glazed window to the front aspect. Extractor fan, tiled walls and floor. WC with folding hand rails. Sink unit and walk-in shower area with grab rails.

Landing

Access to the loft and built-in cupboard.

Bedroom 1

14' 6" x 9' 4" (4.42m x 2.84m)

Double glazed window to rear aspect. Wood-grained effect floor and radiator.

Shower Room

Double glazed window to the side aspect. Part-tiled walls, his-and-hers double sink unit, extractor fan and spotlights to the ceiling. Walk-in shower enclosure and WC.

Bedroom 2

11' 5" x 6' +door entrance (3.48m x 1.83m +door entrance)

Double glazed windows to side and front aspects. Built-in wardrobes and radiator.

Bedroom 3

8' 4" x 8' 4" (2.54m x 2.54m)

Double glazed window to the front aspect and radiator,

Garden

To the front of the property is an extensive open-plan lawned garden giving access to ample off-street parking and storage garage with side entrance door and electric roller shutter to the front elevation. To the rear are the enclosed gardens which have paved and lawn areas with fenced surrounds, providing privacy from neighbouring properties.

Entertainment Suite

19' 3" x 17' 4" (5.87m x 5.28m)

This superb addition situated towards the rear of the garden provides a fantastic area for entertaining friends and family, with a bar area and ample space for further seating or sports equipment. Alternatively this room may be used for a hobbies room/teenagers game room, or a separate office area. Fitted with electrics and hardwired Wi-Fi. To the side aspect is a full length built-in storage unit ideal for garden furniture and tools.

Welcome to

Queensmead, Beverley

- Extensively extended family home
- Providing ground-floor self-contained living if required
- Three/four-bedroom accommodation together with wet room
- Large gardens with superb entertainment suite to the rear
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Tenure: Freehold EPC Rating: Awaited

£320,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV106245



Property Ref:
BEV106245 - 0007

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