



Woodpecker Drive, BEVERLEY, HU17 0GT

Welcome to

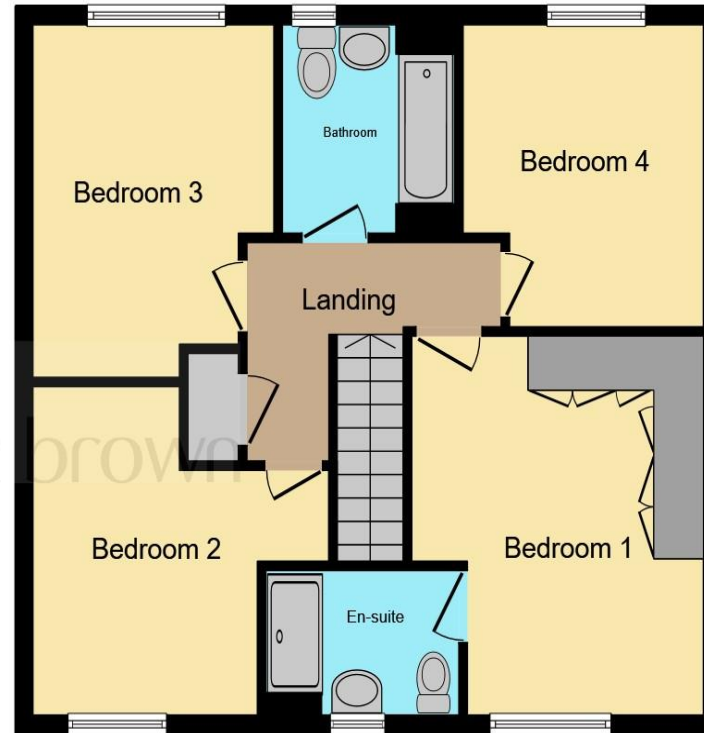
Woodpecker Drive, BEVERLEY

A beautifully presented, executive-style four-bedroom detached family home with a south-facing garden, detached garage, and twin EV charging - ideally located on a sought-after development with excellent access to Beverley and surrounding areas.





Ground Floor



First Floor

Entrance Hall

Study

7' 8" x 7' 6" (2.34m x 2.29m)

Lounge

17' 8" into window x 11' 4" (5.38m into window x 3.45m)

Dining Kitchen

26' 4" x 9' 6" extending to 11' (8.03m x 2.90m extending to 3.35m)

Utility Room

7' 9" into recess x 5' 8" (2.36m into recess x 1.73m)

Cloakroom/WC

Landing

Bedroom One

11' 1" x 14' 1" including wardrobes (3.38m x 4.29m including wardrobes)

En Suite Shower Room

Bedroom Two

11' 9" into recess x 11' 4" narrowing to 8' 9" (3.58m into recess x 3.45m narrowing to 2.67m)

Bedroom Three

12' 8" into recess x 9' 2" maximum (3.86m into recess x 2.79m maximum)

Bedroom Four

11' x 9' 4" maximum (3.35m x 2.84m maximum)

Bathroom

Outside

To the front of the property is an open plan garden area with side drive leading to the detached garage. To the side of the house are two EV car chargers.

The rear garden of south facing aspect has a lawned garden with established borders and fenced surround. Within the rear garden is a timber garden store shed and to the rear of the house is hot and cold-water supplies.

Detached Garage

17' 4" x 8' 9" (5.28m x 2.67m)

With an up and over door with light and power provided.

Agents Note

Please note this property has solar panels to the rear elevation that are owned by the present owners.

Agents Note

Service charge apply for this property, please contact the branch for further information on 01482 880488.

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

Welcome to

Woodpecker Drive, BEVERLEY

- Executive-style 4-bedroom detached family home on a sought-after development
- Stylish lounge with feature wall panelling and dining area with French doors
- South-facing rear garden and open-plan front garden with side drive and twin EV chargers
- Modern breakfast kitchen with integrated appliances, plus utility and cloakroom/WC
- Detached garage, excellent road connections, and easy access to Beverley and local amenities

Tenure: Freehold EPC Rating: B

Council Tax Band: E

Directions to this property:

See map below for directions. For more information, please contact the branch on 01482 880488



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107131



Property Ref:
BEV107131 - 0006

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