Church Road, Beverley, HU17 7EN

Offers In The Region Of
£1,150,000

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EXCLUSIVE

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Nestled at the head of a tranquil cul-de-sac on Church Road in Beverley, this exquisite four-bedroom home offers a perfect blend of luxury and comfort. The property boasts a spacious open-plan living area that seamlessly integrates the kitchen and dining spaces, making it ideal for both entertaining and family gatherings. In addition to this, there are separate dining, sitting and lounge areas, providing ample room for relaxation and socialising.

Each of the four generously sized bedrooms is designed with comfort in mind, with three of them featuring their own en-suite bathrooms and dressing rooms, ensuring privacy and convenience for all the family. The high-end finishes throughout the home reflect a commitment to quality and style, making this property truly stand out.

One of the highlights of this executive home is the large, private garden, which basks in sunlight and offers a serene outdoor space for leisure and recreation. The garden is complemented by ample parking, making it easy for guests to visit.

Moreover, the scenic walk into town adds to the appeal of this location, allowing residents to enjoy the charm of Beverley while being just a short stroll away from local amenities. This property is not just a house; it is a home that promises a lifestyle of

Entrance hall
Front entrance door, engineered wooden flooring, radiator, power points and stairs ascending to the first floor landing.

Guest Cloak Room
Window to the front aspect, low flush WC, wash hand basin with vanity unit, heated towel rail and alarm point.

Study
Window to the front aspect, engineered wooden flooring, bespoke fitted office suite, radiator and power points.

Lounge
Windows to the front aspect and sliding doors opening to the garden, feature electric fireplace, power points and TV point.

Sitting room / Snug
Sliding doors opening to the rear aspect, engineered wooden flooring, electric feature fireplace, TV point, power points and radiator.

Dining Room / Playroom
Window to the front aspect, engineered wooden flooring, radiator and power points.

Living / kitchen / dining area
A wonderful light open plan space with windows to the side aspect, sliding doors opening to the rear garden, stone tiled flooring with underfloor heating, power points, a range of wall and base units with Corian work surfaces, island with integrated hob and breakfast bar feature, integrated ceiling speakers, integrated appliances to include; dishwasher, fridge / freezer, microwave, steam oven, conventional oven and warming drawer.

Utility room
Window to front aspect. front entrance door, door leading to the garage, a range of wall and base units with roll top work surfaces, sink and drainer unit, space for washing machine, space for tumble dryer. Radiator and power points.

Rear lobby
Composite door opening to the garden, tiled flooring and power points.

Guest Cloakroom
Wash hand basin with vanity unit, low flush WC, radiator and tiled flooring.

First Floor landing
Window to the front aspect, airing cupboard, power points, radiator, loft access with drop down ladder. The loft is partly boarded and has power and lighting.

Bedroom 1
Window to the rear aspect, radiators and power points.

Dressing room
Power points and space for free standing or fitted units.

En-suite
Window to rear aspect, tiled shower cubicle with mains shower, low flush WC, wash basin with vanity unit, heated towel rail, part tiled walls, tiled flooring and extractor fan.

Bedroom 2
Window to rear aspect, fitted wardrobes, radiator and power points.

Dressing area
Fitted dressing suite window to the rear aspect and power points.

En-suite
Windows to front aspect, tiled flooring, tiled walls, shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

Bedroom 3
Window to front aspect, radiators and power points.

Dressing room
Radiator and power points.

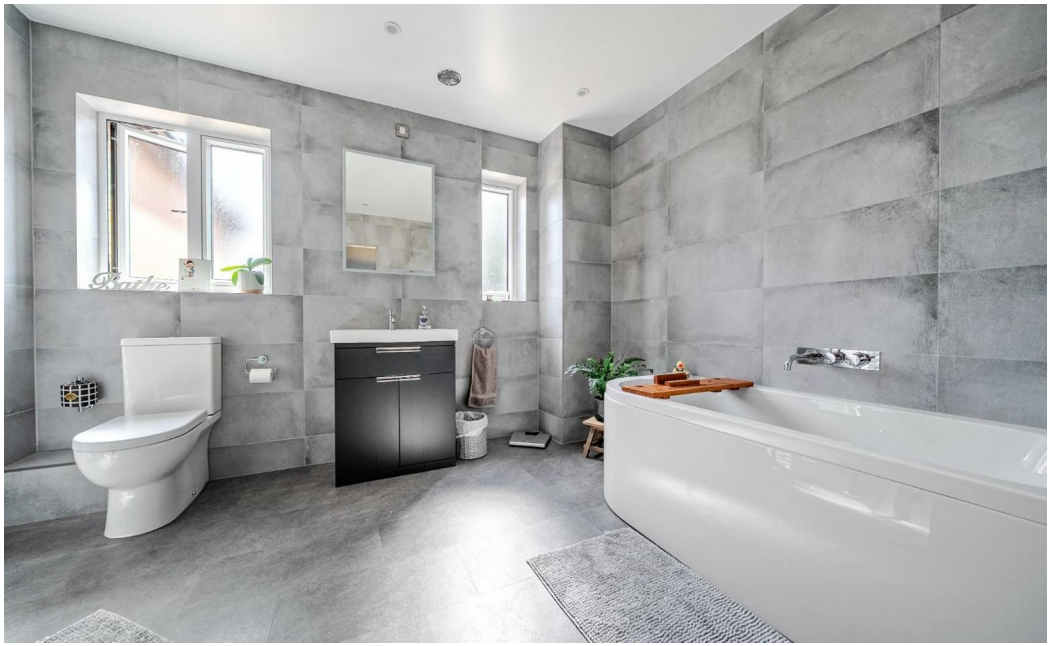
En-suite
Window to front aspect, shower cubicle with mains shower, wash hand basin with vanity unit, low flush WC, part tiled walls, tiled flooring, heated towel rail and extractor fan.

Bedroom 4
Window to the front aspect, fitted wardrobes, radiator and power points.

Family bathroom
Windows to the rear aspect, panel enclosed bath with mixer taps, low flush WC, wash hand basin with vanity unit, shower cubicle with mains shower, tiled walls, heated towel rail and extractor fan.

Rear Garden
A beautifully landscaped garden which is accessed via both sides of the property, is the perfect retreat or entertaining space. With large private patio areas, mature flower beds, garden shed and summer house, both having power and lighting. There is even a play area for the children. outside tap and lighting.

Front Garden
Substantial garden to the front aspect which is mainly laid to lawn and with a block paved driveway that provides ample off road parking.



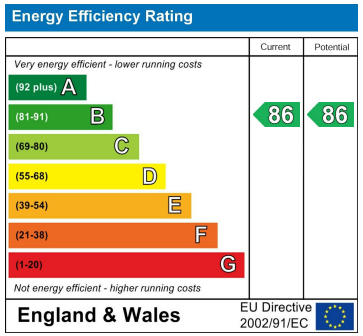
Double Garage
Double garage with electric roller doors, power and lighting, boiler, fuse box and loft space.

Parking
Ample off road parking for multiple vehicles.

Solar Panels
Solar panels are fitted to the rear roof location. 4.8KW total out put. Control equipment and 5KW storage battery located in the garage boarded loft space. The excess electricity that is generated is fed back into the mains grid.

Garden Store
Accessed from the outside this is a secure space with power and lighting, perfect for storing the gardening equipment.

Additional Information
The property has been lovingly upgraded by its current vendors, with considerable care, attention to detail and a real commitment to quality evident throughout. Improvements include new aluminium windows, sliding patio doors and composite doors, a beautiful new fitted kitchen with underfloor heating, upgraded internal doors, a stylish family bathroom and En-suites, a bespoke office suite, solar panels and much more.
Every upgrade has been thoughtfully selected to enhance both the practicality and presentation of this exceptional home, creating a property that is ready to be enjoyed.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Approximate Area = 3236 sq ft / 300.6 sq m
Garage = 361 sq ft / 33.5 sq m
Outbuilding = 89 sq ft / 8.2 sq m
Total = 3686 sq ft / 342.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Hunters Property Group. REF: 1503290

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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