



Adkin Drive
Beverley

Guide Price £300,000 – £320,000

WIGWAM

- 4 bedroom semi-detached house
- Modern kitchen with integrated appliances
- Modern bathrooms with bath and shower
- Home office setups available
- Abundant natural light throughout
- Off-street parking
- Private garden
- Electric vehicle (EV) charging point
- Solar panels
- Over £17,000 worth of extras from new-build equivalent

Guide price - £300,000 - £320,000 - This stunning four-bedroom home offers a harmonious blend of contemporary design, comfort, and modern amenities, perfectly suited for families and professionals alike, all located on a larger-than-standard plot.

The property's brick exterior is complemented by sleek anthracite-framed windows and a neatly landscaped front garden, setting a welcoming tone as you approach. Off-road parking adjacent to the house ensures convenience for car owners, while the well-maintained lawn and paved pathway enhance the kerb appeal.

Step inside and you are greeted by a bright, airy hallway with modern wood-effect flooring and a discreet downstairs WC, leading into the heart of the home, the modern kitchen-dining area, equipped with sleek integrated appliances, ample counter space, and elegant wood flooring. The room is bathed in natural light, with large French doors connecting the interior seamlessly to the private garden, making indoor-outdoor living a daily reality.



The living room is both cosy and stylish, with shutters adorning the window.

Upstairs, the four generously proportioned bedrooms each offer their own retreat: with the master on the top floor featuring a large skylight window and benefitting from an en-suite and extra space on the landing that can be used as a home office.

The main bathroom continues the modern theme with a sleek floating sink, glass shower screen, and stylish tiled walls.

This home is designed to accommodate every aspect of modern living, with several versatile spaces perfect for remote work, study, or leisure.

The garden is a true highlight, offering a private, well-maintained lawn, a charming patio area for alfresco dining, and a cosy outdoor seating space – ideal for family gatherings or entertaining friends.

The property benefits from an EV charger, solar panels, and over £17,000 of optional extras that include premium kitchen units and appliances, wall and floor tiles in the toilet and bathroom, upgraded carpets, and turf in the rear garden and is ready to move into and make your new home.

There will be a service charge added to the property, once the development is fully finished of £42.75 + VAT per annum.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: A





Living Room

16' 9" x 10' 10" (5.11m x 3.29m)

With carpet, window with shutter, and radiator.

Kitchen

18' 3" x 10' 2" (5.56m x 3.09m)

With laminate flooring, handle-less kitchen units, laminate worktop with upstands, integrated appliances such as oven, induction hob, extractor fan, washing machine, and dishwasher, stainless steel splashback, 1.5 bowl sink with tap, French doors to rear garden, window, and radiator.

Downstairs W/C

6' 1" x 3' 3" (1.86m x 1.00m)

With tiled flooring, toilet, wash basin on pedestal, tiled splash back, radiator, and window.

Bedroom 1

14' 10" x 13' 6" (4.53m x 4.11m)

With carpet, Velux-style window, radiator, storage, and en-suite.

En-suite

7' 7" x 5' 7" (2.32m x 1.71m)

With tiled floor and walls, walk in shower, wash basin on pedestal, toilet, towel radiator, and storage.

Bedroom 2

14' 1" x 9' 1" (4.30m x 2.78m)

With carpet, radiator, and window.

Bedroom 3

12' 11" x 9' 1" (3.94m x 2.77m)

With carpet, radiator, and window.

Bathroom

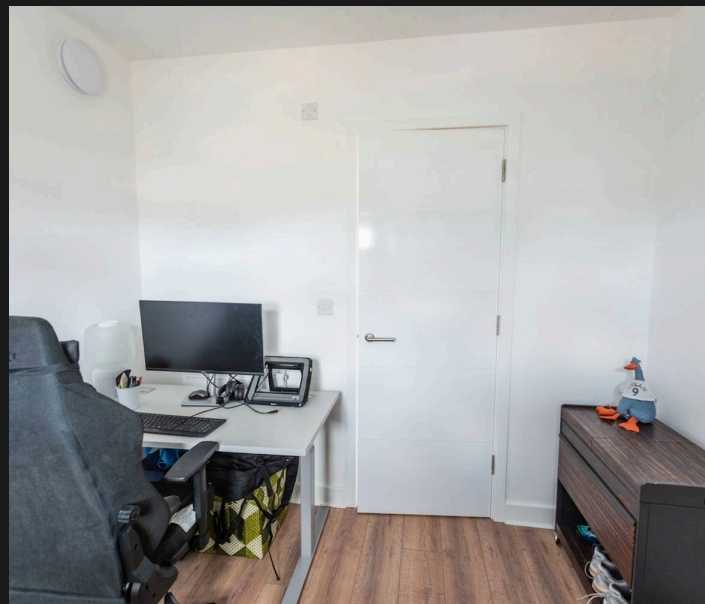
9' 1" x 7' 5" (2.76m x 2.25m)

With tiled flooring and wall, bath with shower and glass screen, wash basin with vanity unit, toilet, radiator, and window.

Bedroom 4

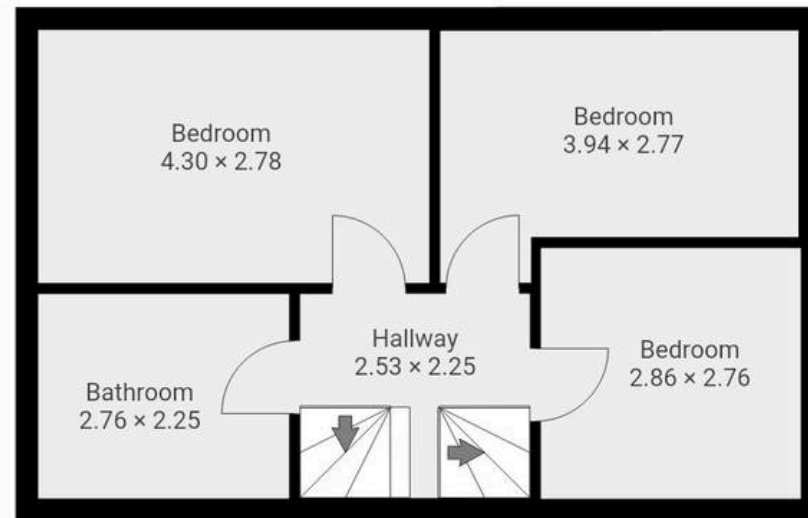
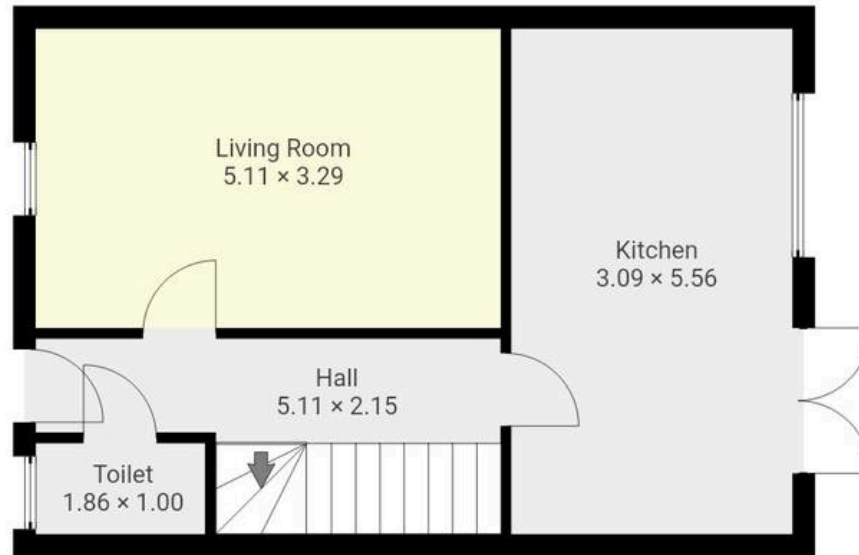
9' 5" x 9' 1" (2.86m x 2.76m)

With laminate flooring, radiator, and window.













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