



Hillcrest Drive

Beverley, HU17 7JL

- Four Bedroom Detached Home
- En-Suite To Master Bedroom
- Private Driveway
- Sought After Location
- Close to Local Amenities
- Ground Floor Open-Plan Living
- Downstairs WC
- Integrated Garage
- Great School Catchment Area
- Viewing Absolutely Essential

Asking price £370,000





Spacious Four-Bedroom Detached Family Home in the Highly Sought-After Area of Molescroft, Beverley

Situated on the ever-popular Hillcrest Drive, this beautifully presented four-bedroom detached home offers spacious and versatile accommodation, perfect for modern family living.

The property enjoys an enviable location within the catchment area for highly regarded local schools and is just a short distance from the historic market town of Beverley, renowned for its charming cobbled streets, independent shops, excellent restaurants, bustling markets and the magnificent Beverley Minster.

The heart of the home is the impressive open-plan ground floor, designed with contemporary family life in mind. The spacious lounge flows seamlessly into the dining area and modern kitchen, creating a bright and sociable living space ideal for both everyday life and entertaining. A convenient downstairs WC completes the ground floor accommodation.

To the first floor are four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. Three further bedrooms are served by a stylish family bathroom, making this an ideal home for growing families.

The integral garage has been thoughtfully divided to provide practical garage storage to the front, with an additional useful storage room to the rear, offering flexibility for hobbies, a home gym or extra household storage.

Externally, the property features a good-sized driveway providing ample off-street parking, alongside a well-maintained front garden. To the rear is a private enclosed garden, mainly laid to lawn with a patio seating area, creating the perfect space for children to play or for enjoying outdoor dining during the warmer months.

Offering generous living accommodation in one of Beverley's most desirable residential locations, this fantastic family home is sure to appeal to a wide range of buyers. Early viewing is highly recommended.



Kitchen Diner

19'5" x 23'0"

This spacious kitchen diner is a bright and contemporary space, featuring sleek white cabinetry and a central island with seating. The layout flows effortlessly from the cooking area to the dining space, which comfortably accommodates a dining table. The room is finished with wood-effect laminate flooring and recessed ceiling lights, creating a welcoming atmosphere. The kitchen is equipped with modern fixtures including two integrated ovens, hob and extractor hood, with plenty of work surfaces and storage.

Lounge

19'0" x 10'0"

The lounge is a light-filled room featuring skylights in the ceiling, enhancing the natural light, while patio doors open out to the rear garden, extending the living space outdoors. The neutral decor and soft furnishings create an inviting and comfortable environment perfect for relaxing or entertaining.

W.C.

A practical addition to any family home, located on the ground floor, comprising a WC and wash hand basin, finished with neutral walls a frosted window and wood-effect laminate flooring.

Bedroom 1

10'9" x 10'6"

This well-proportioned bedroom offers a calm and restful space with a large window flooding the room with natural light. It benefits from a built-in wardrobe, providing ample storage. The walls are painted in a soft green tone, complementing the wood-effect laminate flooring. This room has direct access to an en suite bathroom for added convenience.

En-Suite

7'0"8" x 5'8"

Contemporary en-suite, fitted with a rainfall style shower, WC and wash hand basin within a vanity unit, providing convenience and privacy for the principal bedroom.

Bedroom 2

8'1" x 10'4"

A second bedroom painted in a soothing green shade, this room includes fitted wardrobes and a large window that lets in ample daylight. The simple, elegant styling and neutral flooring provide a tranquil atmosphere, ideal for a restful night's sleep.

Bedroom 3

11'5" x 6'3"

A good sized third bedroom with a window overlooking the exterior, featuring light walls and carpeting for comfort. A versatile space which could be used as a guest room, nursery, or home office.

Bedroom 4

9'3" x 7'1"

A well sized fourth bedroom with a window providing natural light. The decor is neutral pastels, complementing the wood-effect laminate flooring, making it suitable as a bedroom or study space.

Bathroom

6'5" x 6'1"

The main bathroom is well appointed with modern fittings including a stylish bath, WC, and pedestal wash hand basin. The walls are tiled halfway in a light contemporary tile, and the flooring is a dark wood effect, creating a clean and fresh space. With a heated towel radiator and frosted window, providing ventilation and privacy.

Rear Garden

The enclosed rear garden is mainly laid to lawn with a patio seating area, offering a wonderful space for children to play, outdoor entertaining or simply relaxing during the warmer months.

Front Exterior

The front exterior features a driveway providing off-road parking leading to an integral garage. The garden includes a lawn and is bordered by hedging and fencing, adding privacy and kerb appeal.

Garage

8'2" x 8'1"

The integral garage offers a practical space for vehicle parking or additional storage, with internal access through the adjacent storage room.

Storage Room

5'2" x 9'7"

A handy storage room is located adjacent to the garage, accessible from the kitchen diner, providing useful space for household essentials or pantry use.

Additional Information

- Tenure Type - Freehold
- Local Authority - East Riding of Yorkshire
- Council Tax Band - E
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation

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Viewings

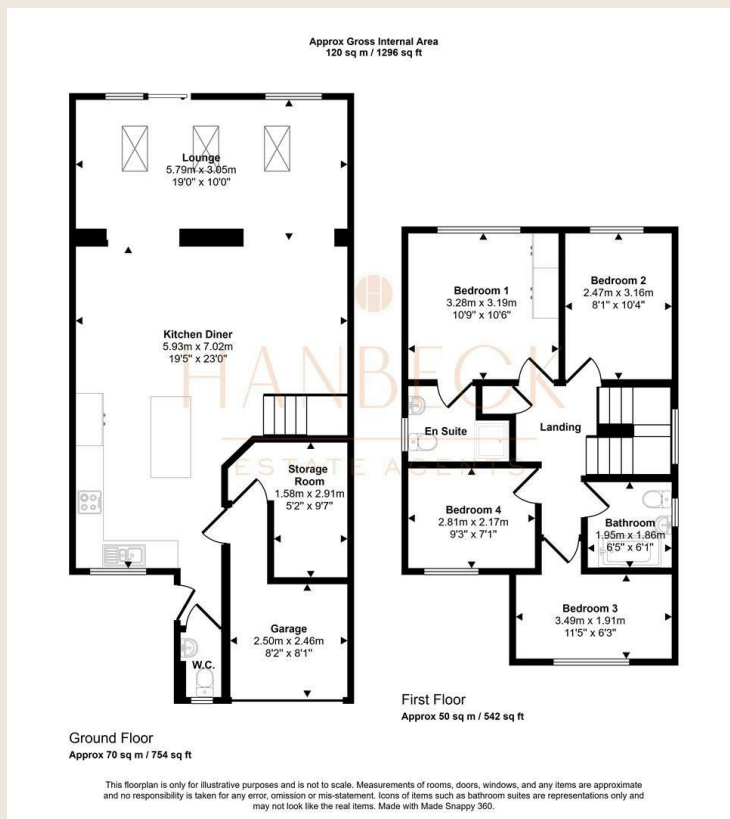
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Local Authority **East Riding of Yorkshire**
Council Tax Band **E**
EPC Rating **D**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

