



Etton Road, Cherry Burton, Beverley, HU17 7RP

Welcome to

Etton Road, Cherry Burton, Beverley

An individually designed modern home in one of East Yorkshire's most desirable locations, featuring high-quality interiors, stunning open rural views, a superb garden room with bi-folding doors, parking and double garage, and a range of outbuildings including stables and a Victorian-style greenhouse





Total floor area 344.7 m² (3,711 sq.ft.) approx

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.propertybox.io

Reception Hall

A welcoming large reception hall to invite family and guests on arrival. The hall has a built-in double cloaks cupboard, solid wood parquet flooring surround, radiator, stairs to the first floor and coved finish to ceiling.

Cloakroom W/C

With double glazed window, tiled walls and solid wood floor, pedestal wash hand basin, W/C and coved finish to ceiling.

Through Lounge

Double glazed picture windows to both front and side aspects allow natural light to fill this generously proportioned room. There are also double glazed French doors giving access to the rear garden, feature fireplace with gas fire, twin radiators and coved finish to the ceiling.

Sitting Room

This is a fabulous additional reception room useful for a variety of uses with the present owners having a used as a cinema room. Double glazed window, solid wood floor, feature radiator, and quality built in low level storage cupboards. Coved finish to ceiling.

Study

Ideal for working from home this room has a double-glazed window and superb built in range of desktop, storage cupboards and open display shelving.

Kitchen

Top quality throughout with lovely range of base and wall units with marble worksurfaces. Island unit, twin electric ovens one of which has a microwave/bistro facility, twin sinks, integrated fridge/freezer, dishwasher and wine cooler with storage above. The kitchen has a solid wood floor and opens into the garden room providing a seamless living to the ground floor.

Garden Room

This is a stunning living area ideal for families to gather and enjoy. The room has views over the rear garden and access to the garden via bi folding doors. There also twin double glazed skylights providing more natural light. The room has a solid wood floor and modern corner log burner finishes off this wonderful living space.

Utility Room

With double glazed rear entrance door. Base and wall units with worksurfaces, sink, plumbing for automatic washing machine and solid wood floor.

Galleried Landing

Large enough to have an area suitable as a reading or relaxing spot. Double glazed skylight window, coved finish to ceiling and access to the roof void.

Bedroom One

Double glazed window and double-glazed door giving access to an external balcony with views over the rear garden. Built in floor to ceiling wardrobes, bedhead and cabinets.

En Suite

Double glazed window, tiled walls and floor, panelled Jacuzzi bath, corner shower enclosure, vanity sink and WC.

Bedroom Two

Double glazed window, built in floor to ceiling wardrobes and radiator.

En Suite

Double glazed window, tiled wall and floor. Bath with shower over together with a separate walk in double shower enclosure, vanity sink and a w.c.

Bedroom Three

Double glazed window, built in floor to ceiling mirror fronted wardrobes, radiator and coved finish to ceiling.

Bedroom Four

Double glazed window, built in wardrobes with central shelving and drawer units, radiator.

Bedroom Five

Double glazed window, radiator and doorway giving access to walk in loft storage space.

Bathroom

Double glazed window, towel radiator, panelled bath, corner shower enclosure, pedestal wash hand basin and w.c. and fully tiled walls.

Outside

To the front of the property is a substantial brick set driveway/parking area providing ample off-street parking for several vehicles. Also giving access to the attached double garage. The extensive southern aspect private garden to the rear has a large patio area immediately to the rear of the property which leads on to a lawn with established shrub and tree borders. There are double timber gates giving vehicular access to the gardens onto a further brick set driveway leading down to a secondary garden area which previous owners have used as a small paddock.

Garage

The attached brick garage has an electronically operated up and over door, double glazed window, light and power points and also houses the gas central heating boiler.

Welcome to

Etton Road, Cherry Burton Beverley

- Individually designed modern residence in a premier East Yorkshire location
- Magnificent non-estate setting with open rural views
- High-quality fixtures and fittings throughout
- Stunning garden room extension with bi-folding doors to the rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: G

Price

£895,000



view this property online williamhbrown.co.uk/Property/BEV107426

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



Property Ref:
BEV107426 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

 **william h brown**



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk