



**Church Green, Beverley, East Yorkshire, HU17 7EU**

**Offers Over £850,000**

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**EXCLUSIVE**







# Church Green, Beverley, East Yorkshire, HU17 7EU

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Double electric gates lead to this exceptional detached true bungalow, set within a generous and private plot in the highly desirable Church Green area of Molescroft, Beverley. Beverley itself is a historic and vibrant market town, renowned for its stunning Minster, thriving market, boutique shops, acclaimed restaurants, and excellent schooling, all complemented by its close proximity to open countryside and superb transport links.

The property offers an ideal lifestyle home, with spacious, light-filled accommodation throughout. The layout briefly comprises: a welcoming entrance hall, a fabulous lounge, a stylish dining room perfect for entertaining, a superb kitchen designed with the chef in mind, a practical utility room, a well-appointed house bathroom, and two generous double bedrooms. The indulgent master suite further benefits from two dressing areas and a luxurious en suite bathroom.

Externally, the property continues to impress. The beautifully landscaped gardens feature a spacious raised patio, ideal for outdoor dining and relaxation. A garage and brick-built garden store, which could also serve as a home office, complete the accommodation.

This home truly offers a rare blend of elegance, comfort, and lifestyle. To fully appreciate all it has to offer, accompanied viewings are strongly recommended.





#### Entrance Hall

UPVC front door, UPVC double-glazed windows to the front, karndean flooring, radiator, telephone point, alarm point and power points.

#### Downstairs Cloakroom

UPVC double-glazed window to the side aspect, tiled walls, low flush WC, wash hand basin, radiator.

#### Snug

UPVC double-glazed bay window to the rear aspect, coving, fitted office suite, radiator, TV point and power points.

#### Lounge

UPVC french doors to the garden, UPVC double-glazed bay window to the front aspect, coving, feature gas fireplace, radiator, TV point and power points.

#### Dining Room

UPVC double-glazed window to the front and rear aspect, coving, radiator and power points.

#### Kitchen

UPVC double-glazed window to the rear aspect, karndean flooring, coving, range of wall and base units with granite work surfaces and tiled splashback, kitchen island with breakfast bar feature, under counter sink and drainer unit, integrated dishwasher, space for integrated fridge/freezer, electric oven with warming drawer and steam feature, electric hob, gas aga, integrated microwave, TV point, telephone point, power points.



#### Utility Room

Double glazed door to the garden, UPVC double-glazed window to the rear aspect, range of wall and base units with granite work surfaces, under counter sink, space for washing machine, space for dishwasher, space for tumble dryer, fitted cupboard housing the boiler, radiator.

#### Internal Hall

UPVC double-glazed window to the side aspect, coving, airing cupboard, loft access, power points.

#### Bedroom 1

UPVC double-glazed bay window to the front and side aspect, coving, fitted wardrobes, fitted dressing table, radiators, TV point and power points. Linked dressing room with velux window, radiators, coving and power points.

#### En-Suite

UPVC double-glazed window to the front aspect, tiled floor, tiled walls, low flush WC, wash hand basin with vanity unit, fully tiled shower cubicle with power shower, panel enclosed bath with mixer taps and shower attachment, heated towel rail, shaver point.

#### Bedroom 2

UPVC double-glazed window to the side aspect, coving, fitted wardrobes, radiator, power points.





### Bedroom 3

UPVC double-glazed window to the side aspect, coving, fitted wardrobes, radiator and power points.

### Bathroom

UPVC double-glazed window to the side aspect, tiled flooring, tiled walls, 3 piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

### Garden

Side and rear entrance to the landscaped gardens which are mainly laid to lawn with plant and shrub borders, a wooden summer house and a wooden shed. Patio area with outside lighting and outside tap.

### Garage

Electric shutter door, power and lighting.

### Parking

Gated entrance to this large driveway which has ample parking for two or more vehicles.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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### 5 Church Lane, HU17

Approximate Gross Internal Floor Area = 204.3 sq m / 2199 sq ft

Garage Area = 19.3 sq m / 208 sq ft

Outbuilding Area = 7.6 sq m / 82 sq ft

Total Area = 231.2 sq m / 2489 sq ft

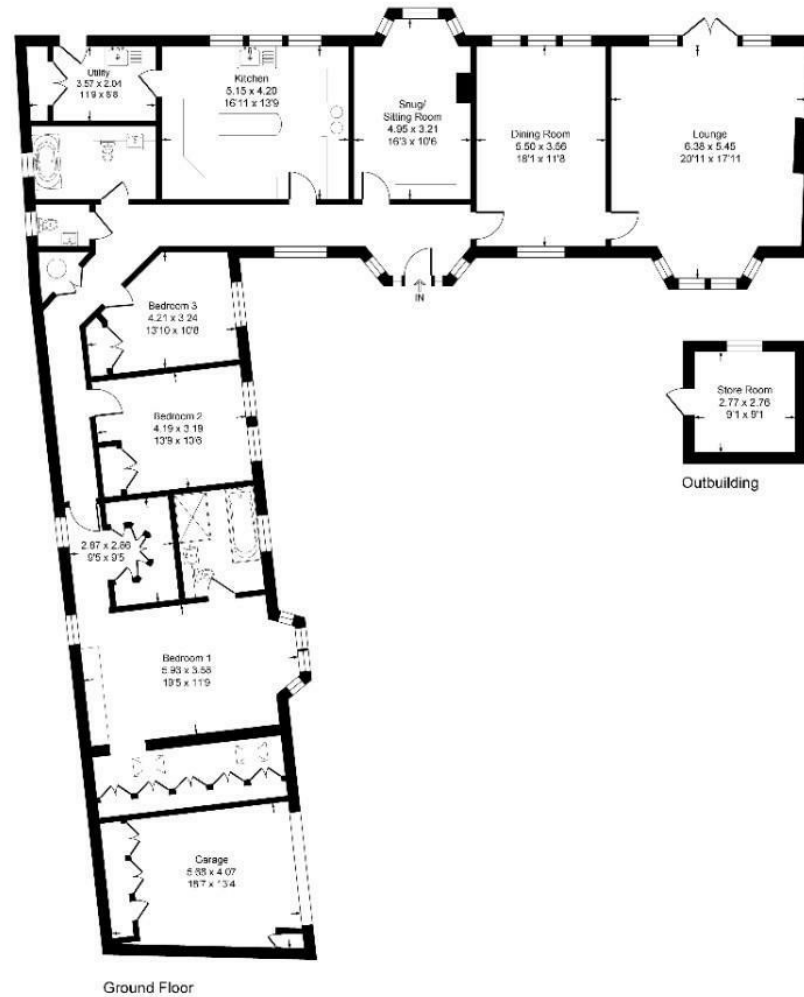


Illustration for identification purposes only, measurements are approximate, not to scale.

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01482 861411 | Website: [www.hunters.com](http://www.hunters.com)

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