



HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

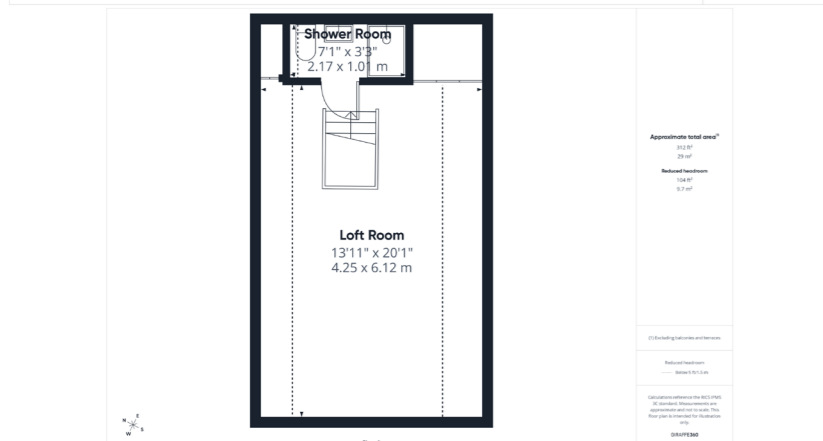
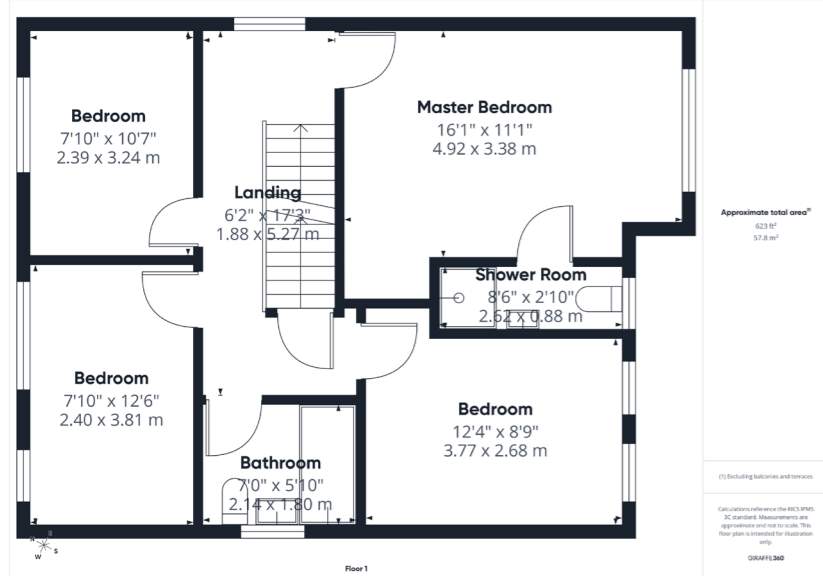
TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'D'.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.

Asking Price
£425,000

**3 Cedar Close,
Wawne,
HU7 5FD**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		77 C	83 B

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Dee Atkinson & Harrison



A lovely and spacious family house in an appealing position with great ground floor accommodation. An early viewing is highly recommended to fully appreciate all that it offers but we also have a 360 degree tour which will provide an excellent insight in the first instance.

LOCATION

The property sits towards the north end of the rural village of Wawne, a sought after village south east of Beverley and a little north of Kingswood. The village itself provides amenities to include a primary school and church. Nearby Kingswood provides extensive retail, leisure and restaurant options as does Beverley and central Hull. The location benefits from excellent access to east and central Hull, Beverley and wider East Yorkshire as well as the road network via the A1079 which can be joined near Kingswood.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with attractive tiling to the floor, built in cupboard and stairs to the first floor.

WC Cloaks - a good sized room with ample space for coats and shoes comprising a low flush WC, pedestal wash hand basin and window to the rear. The tiles found in the entrance hall continue through.

Living Room - a spacious and attractive room with a feature fireplace and windows to the front and side.

Living Kitchen - a good sized room which has been extended featuring a vaulted ceiling to the extension with Velux style windows providing extra light. There is ample space for a sitting area and dining table. The attractively fitted kitchen has an island with breakfast bar which are topped with silestone quartz worktops. Extensive integrated appliances include twin Miele ovens, a fitted dishwasher, electric hob, filter canopy, microwave and oven. There is a silestone quartz tile floor and tall windows to the rear that accommodate sliding doors.

Study - with a window to the front, tiled floor and extensive fitted furniture including a desk, cupboards and glazed cabinets.

Utility Room - a large room that also provides extra food preparation space including an electric hob with a filter canopy over. A granite work surface tops a range of fitted units. There is a tiled floor, window to the front and plumbing for an automatic washing machine.

First Floor Landing - with a window to the side and a door giving access to stairs to the loft space.

Master Bedroom - a spacious bedroom with a range of fitted bedroom furniture and a window to the front.

En Suite Shower Room - an attractively fitted shower room with a low flush WC, wash hand basin and shower unit. Marble style splash backs to all walls and a window to the front.

Bedroom 2 - a good sized double bedroom with a window to the front.

Bedroom 3 - a smaller double bedroom with a window to the rear.

Bedroom 4 - a smaller double bedroom with a window to the rear.

Bathroom - an attractively fitted bathroom with a three piece suite comprising a freestanding contemporary design bath, low flush WC and wash hand basin. Extensively tiled walls, tiled floor and window to the side.

Loft Room - a spacious area with three Velux style windows and some fitted wardrobes. While set up as a bedroom by the current owners we understand that the development work was not signed off for building regulations so can't be classed as a bedroom. It might provide very useful family space for hobbies or just storage.

Shower Room - Comprising a shower unit, low flush WC and wash hand basin. Tiling to the walls and floor.

OUTSIDE

Driveway and Parking - an attractive block paved driveway leads to a single detached brick built garage with pitched roof and a roller door giving vehicular access. There is power and light laid on. We have been informed by the current owners that they have title to the gravelled area on the other side of the road and can use it as off street parking. As the area doesn't form part of the title of the house we are just awaiting for confirmation of that.

Gardens - there is an open plan area of lawn to the front of the property. To the rear there are further largely lawned gardens with two paved patio areas including one that accommodates an outside bar. There are planted borders, some smaller trees and fencing to the perimeter. The garden is not overlooked except to a degree by No 2 Cedar Close so is quite private in nature.

3 Cedar Close, Wawne, HU7 5FD

DESCRIPTION

A fabulous 4 bedroom detached house with an extended ground floor providing a superb living kitchen and converted loft providing useful extra space. The very well presented accommodation amounts to around 1800 square feet and provides all you would want in a modern house. It forms part of small development in this highly regarded village. Early viewing is essential to appreciate all that it offers.

This superb family house will have wide appeal due to its space and location. As well as the superb living kitchen there is a living room, study and kitchen-sized utility room to the ground floor, 4 double bedrooms to the first floor and a converted loft which also has a shower room. The loft room was not signed off for building regulations so isn't certified for use as a bedroom. Cedar Close sits on the north side of the village and this is one of three properties built as a small development that sits on the private road along with just a few others. The plot runs across to the other side of the road where it is gravelled and provides extra off street parking in addition to the driveway space and detached garage. With gas fired central heating and uPVC double glazing the accommodation briefly comprises: an Entrance Hall, large WC Cloaks, Living Room, spacious Living Kitchen with an attractively fitted kitchen including a large island, Study and a kitchen-sized Utility Room. To the first floor is a Master Bedroom with en suite Shower Room, a further large Double Bedroom, two smaller Double Bedrooms and an attractively fitted Bathroom. There are stairs leading from a door on the landing to a spacious converted loft with Velux style windows to the front and rear, and a shower room. As it wasn't signed off for building regulations it can't be designated as a bedroom but could provide excellent hobby, family or storage space. There is an open plan garden to the front and a block paved driveway leads to the detached garage. There are further largely lawned gardens to the rear with a paved patio area and an outside bar. The garden is quite private in nature.

