



79a Swinemoor Lane, Beverley
Beverley

Guide Price £375,000 – £400,000

WIGWAM

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Guide price - £375,000 - £400,000 - This beautifully presented five-bedroom detached house offers a wonderful blend of modern comfort and practical living, making it an ideal family home.

Set in a sought-after residential area, the property boasts a spacious and inviting layout arranged over two floors.

Upon entering, you are welcomed by a bright hallway leading to a generous lounge, perfect for relaxing with family or entertaining guests. The stylish, well-equipped kitchen features contemporary fittings and ample storage, complemented by a separate dining area that enjoys plenty of natural light.

The large living room, flooded with natural light, is the perfect place for unwinding in the evening or hosting friends and family.

An additional bedroom downstairs, that can also be used as an office space, provides a quiet and productive environment, as well as a separate playroom.

The home also benefits from a downstairs shower room.

Upstairs, there are four well-proportioned bedrooms, and a further family bathroom finished to a high standard.

The fully boarded loft, complete with electrics, offers excellent additional storage or potential for further development (subject to relevant permissions).





Living room

17' 7" x 10' 10" (5.36m x 3.30m)

With laminate flooring, panelled feature wall, French doors to play room, window, and radiator.

Playroom/Home office

8' 10" x 10' 10" (2.69m x 3.30m)

With laminate flooring, radiator, and French doors to rear garden.

Kitchen

11' 3" x 9' 10" (3.43m x 3.00m)

With laminate flooring, kitchen units with laminate worktop, range cooker, extractor fan, ceramic sink and tap and opening to utility room and conservatory.

Utility room

With laminate flooring, kitchen units, plumbing for washing machine and dishwasher, and window.

Conservatory

13' 0" x 10' 2" (3.96m x 3.10m)

With laminate flooring, dwarf wall, opening to kitchen, French doors to rear garden, and radiator.

Shower room

7' 8" x 6' 3" (2.34m x 1.91m)

With tiled flooring, walk in shower, wash basin on vanity unit with tiled splashback, toilet, panelled wall, mirror with integrated lighting and bluetooth speaker, and towel radiator.

Bedroom 5/office

8' 9" x 9' 10" (2.67m x 3.00m)

With laminate flooring, window, and radiator.

Bedroom 1

11' 0" x 15' 0" (3.35m x 4.56m)

With carpet flooring, radiator, and window.

Bedroom 2

16' 10" x 9' 1" (5.14m x 2.77m)

With laminate flooring, half panelled wall, integrated wardrobe, radiator, and window.



GARDEN

Large rear garden split into two lawned areas, and smaller seating area with artificial grass.

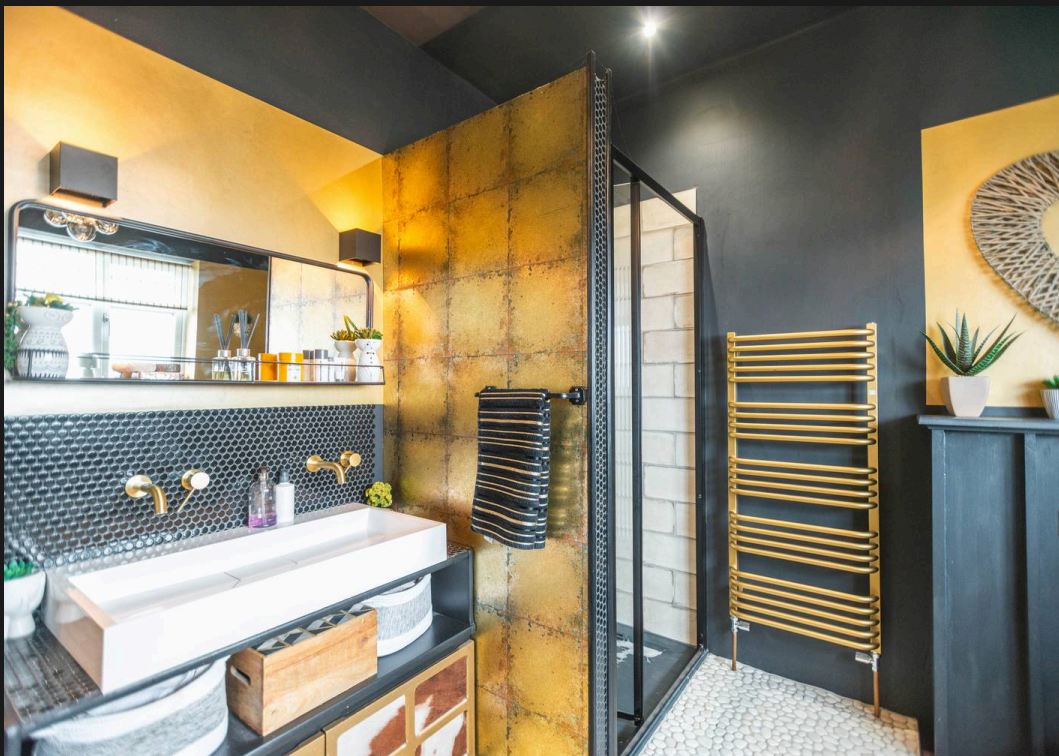
Double garage

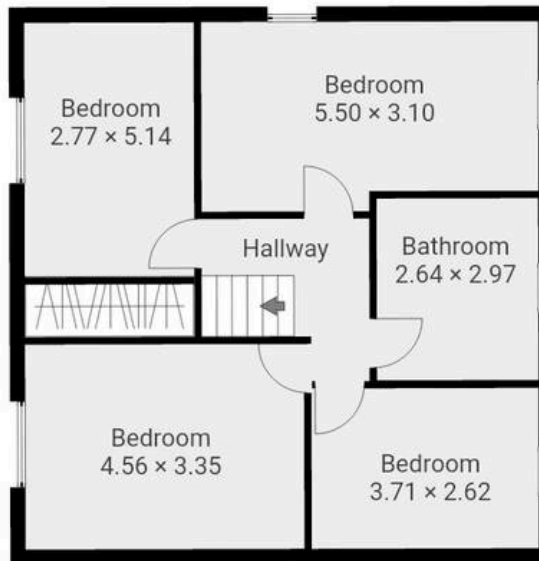
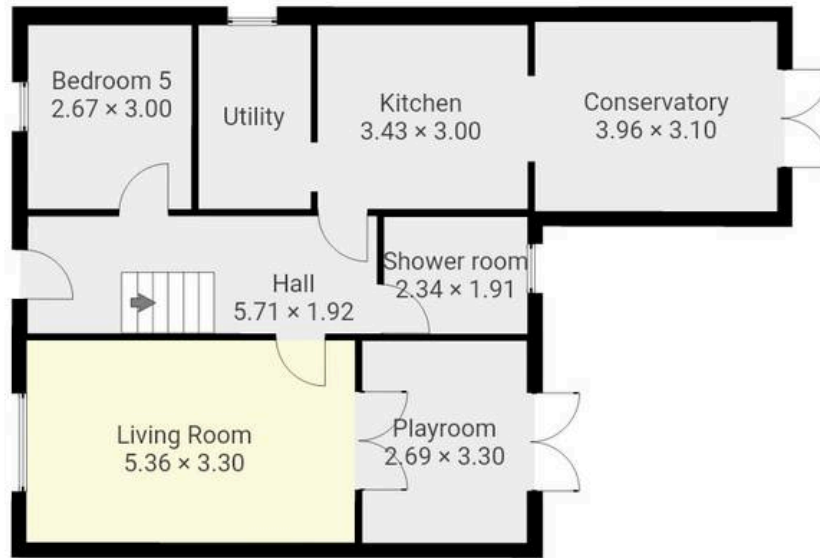
2 Parking Spaces

Driveway

Driveway with space for multiple vehicles









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Block A, Unit 7B, Flemingate, Beverley - HU17 0NQ

01482505152 • hello@wigwamhomes.co.uk • www.wigwamhomes.co.uk