

staniford
grays



5 Dogrose Avenue, Beverley, HU17 0XN

£315,000





5 Dogrose Avenue

Beverley, HU17 0XN

- FOUR BEDROOM TOWN HOUSE
- BUILT CIRCA 2023
- INTEGRAL GARAGE
- UPGRADED KITCHEN AND FLOOR PACKAGE
- NO ONWARD CHAIN
- THREE BATHROOMS
- SPACIOUS KITCHEN DINER
- APPROXIMATELY SEVEN YEARS REMAINING ON NHBC WARRANTY
- SOLAR PANELS, ELECTRIC CHARGING POINT AND STORAGE BATTERIES

Offered to the market in excellent condition, this impressive four bedroom townhouse forms part of Strata Homes' well regarded Seville design and was built circa 2023, giving the new owner the benefit of approximately seven years remaining on the NHBC warranty, offering genuine peace of mind from day one.

Stepping inside you notice the generous proportions and large windows throughout that immediately set this home apart. Every room has been thoughtfully designed to make the most of natural light, creating an atmosphere that feels both spacious and serene, qualities that are rare to find in modern new build construction. The standout feature on the ground floor is undoubtedly the farmhouse style kitchen diner, a genuinely sociable space with room for a substantial family dining table and French doors that open directly onto the private rear garden. Whether you're hosting Sunday lunch, keeping an eye on the children while you cook, or simply enjoying your morning coffee in the sunshine, this room will quickly become the hub of daily life. Rising to the first floor, the principal reception room is a bright and beautifully proportioned lounge, equally suited to entertaining guests or settling in for a quiet evening. A double bedroom with its own en suite also sits on this floor, enjoying garden views and offering real flexibility; use it as a guest suite, a teenager's retreat, or indeed as an alternative principal bedroom should you prefer your private space away from the upper floor. The second floor is home to the generous principal bedroom suite, a calm, light filled space ideal for starting and ending the day in comfort. Two further bedrooms on this level provide excellent flexibility; whether you need additional family bedrooms, a dedicated home office, or a playground, the layout adapts effortlessly as life evolves. A family bathroom serves this floor, the main bathroom of the three in total, a genuine practical advantage for busy households. An integral garage provides secure parking and additional storage, while the private rear garden offers a safe and easily maintained outdoor space for families.

Get in touch, book your viewing today!



£315,000



ACCOMMODATION COMPRISES

ENTRANCE HALL 20'7" x 3'5" (6.29m x 1.05m)
Composite entrance door, tiled floor, pendant light fitting, ceiling spotlights and an under stairs cupboard.

CLOAKROOM/WC 8'8" x 3'3" (2.66m x 1m)
Wooden door with chrome handles, tiled floor, low flush WC and a half pedestal wash hand basin with mixer tap.

KITCHEN / DINER 17'3" x 16'6" (5.27m x 5.04m)
Wooden door with chrome handles, uPVC French doors to the rear garden, tiled floor, ceiling spotlights, two pendant light fittings, a range of wall and base units, one and a half bowl drainer sink with mixer tap, integrated five ring Bosch induction hob with stainless steel splash back and extractors hood, dishwasher, washing machine, fridge freezer and electric oven.

FIRST FLOOR STAIRCASE AND LANDING 10'9" x 7'4" (3.29m x 2.24m)
Carpeted floor, ceiling spotlights, wood banister with spindles and a storage cupboard.

PRINCIPAL BEDROOM 16'10" x 11'4" (5.15m x 3.47m)
Wooden door with chrome handles, carpeted floor, pendant light fitting, ceiling spotlights, rear aspect uPVC double glazed window and fitted wardrobes.

ENSUITE SHOWER ROOM 7'6" x 5'7" (2.29m x 1.72m)
Wooden door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed privacy window, low flush WC, half pedestal wash hand basin with mixer tap, shower enclosure with mixer shower and splash back tiling.

LOUNGE 16'7" x 13'10" (5.07m x 4.23m)
Wooden door with chrome handles, carpeted floor, two pendant light fittings and two uPVC front aspect double glazed windows,

SECOND FLOOR STAIRCASE AND LANDING 12'0" x 10'8" (3.67m x 3.27m)
Carpeted floor, ceiling spotlights, wooden banister with spindles, airing cupboard and a loft hatch.



BEDROOM TWO

11'8" x 11'8" (3.58m x 3.58m)

Wooden door with chrome handles, carpeted floor, front aspect uPVC double glazed window and a pendant light fitting.

ENSUITE SHOWER ROOM

7'7" x 7'6" (2.33m x 2.30m)

Wooden door with chrome handles, tiled floor, central ceiling light, low flush WC, half pedestal wash hand basin with mixer tap, shower enclosure with mixer shower and splash back tiling.

BEDROOM THREE

11'4" x 10'0" (3.47m x 3.07m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

FAMILY BATHROOM

7'10" x 6'3" (2.40m x 1.93m)

Wooden door with chrome handles, tiled floor, central ceiling light, side aspect uPVC double glazed window, bath with mixer tap, splash back tiling, half splash back tiling, half pedestal wash hand basin with mixer tap.

BEDROOM FOUR

11'3" x 6'11" (3.45m x 2.13m)

Wooden door with chrome handles, carpeted floor, pendant light fitting and a rear aspect uPVC double glazed window.

GARAGE

EXTERIOR

To the front a concrete drive with marking for multiple vehicles. To the rear a lawn with flagged and decked patio areas, wooden fence surround with some shrubs and young trees.

COUNCIL TAX:

We understand the current Council Tax Band to be E

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER : PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

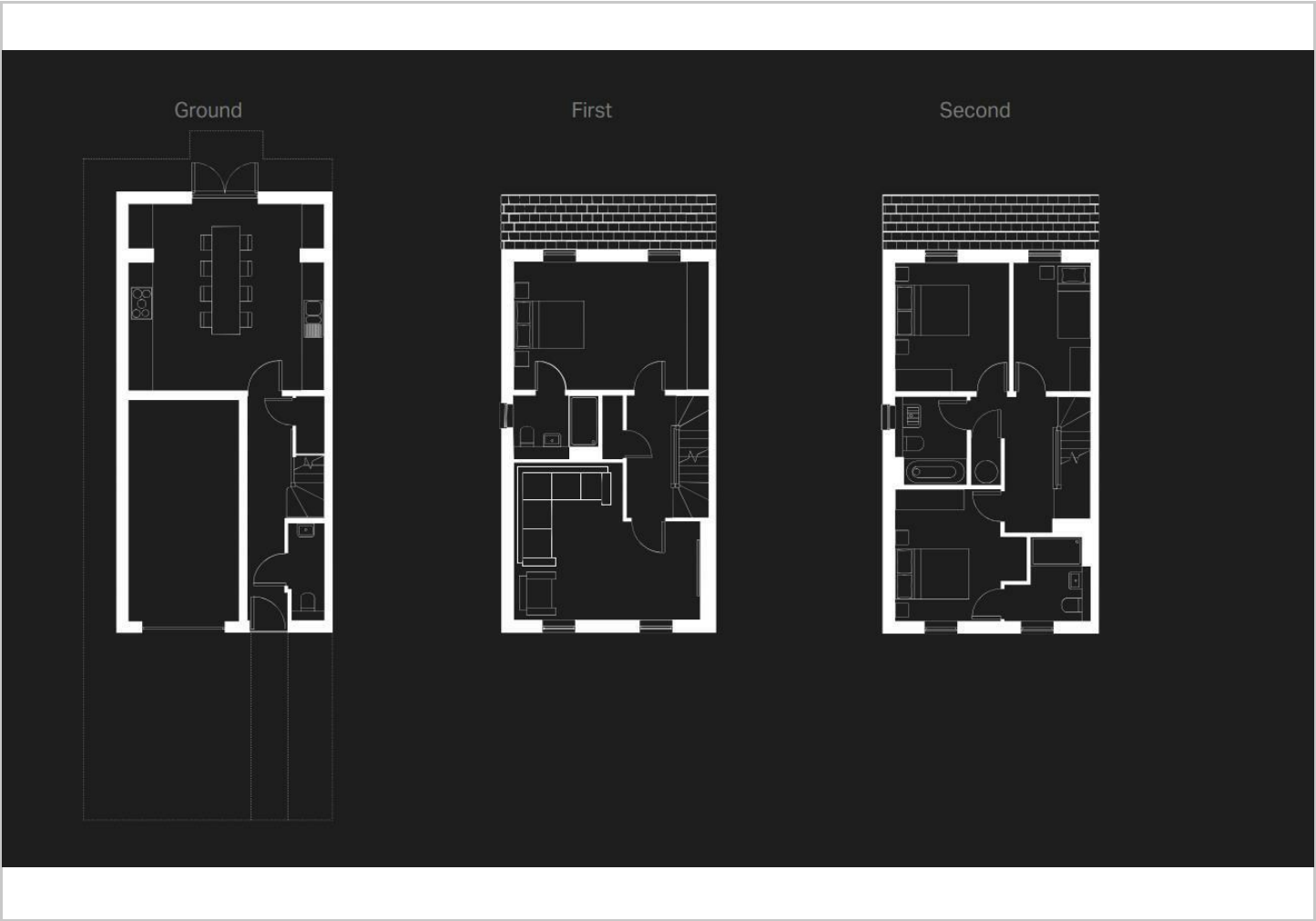
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



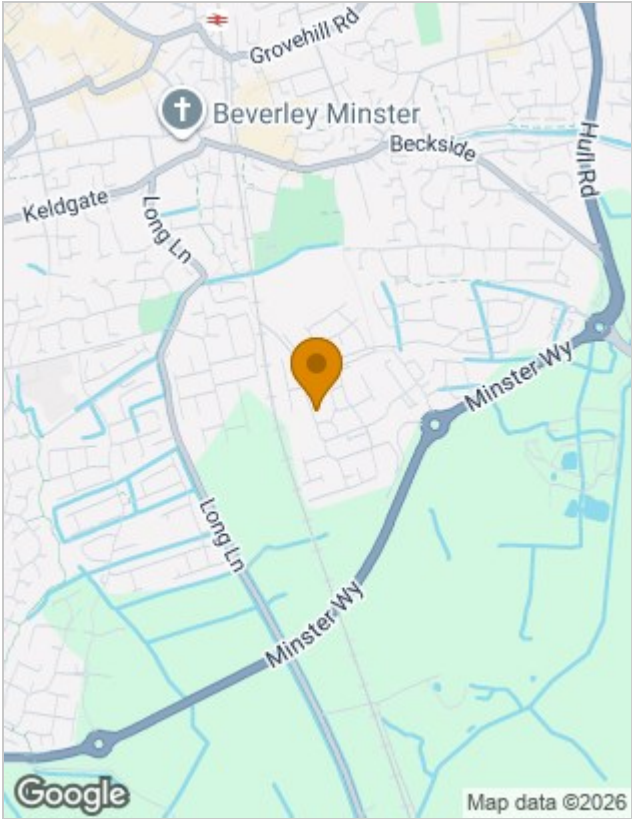
Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

