SYMONDS + GREENHAM

Estate and Letting Agents

35 Sellers Drive, Beverley, HU17 7NA
£415,000

STUNNING FOUR-BEDROOM DETACHED HOME IN LECONFIELD, SET ON A LARGE CORNER PLOT WITH PRIVATE SOUTH-FACING GARDEN, THREE RECEPTION ROOMS, AND DOUBLE GARAGE.

Nestled in the tranquil countryside village of Leconfield, Sellers Drive presents an exceptional opportunity to acquire a stunning detached house, perfectly situated at the end of a quiet cul-de-sac. This delightful property features a generous corner plot, offering a wrap-around garden that is both private and beautifully maintained, with mature shrubs and trees ensuring a serene atmosphere. The south-facing rear garden is a true highlight, providing ample sunlight throughout the evening, making it an ideal space for relaxation and outdoor entertaining.

Inside, the home features three spacious reception rooms, providing versatile living spaces that can be tailored to your needs. With four double bedrooms and two modern bathrooms, including a brand new en suite, this residence is designed for comfort and convenience. The property has been thoughtfully updated, showcasing fully replastered ceilings, solid oak doors, and new flooring throughout, all recently decorated to a high standard. The kitchen and utility area are equipped with built-in ceiling speakers, enhancing the ambience of your culinary experiences. The boiler has been recently serviced, ensuring peace of mind for the new owners. The loft space is half boarded, offering additional storage options.

For those with vehicles, the property features a tarmac driveway with space for four cars, complemented by a detached double garage equipped with lights and power. The outdoor areas are equally impressive, with a charming pergola seating area perfect for enjoying the picturesque surroundings.With no passing traffic and the added benefit of friendly neighbours, this home offers a peaceful retreat while remaining conveniently close to the market town of Beverley, just three miles away. This property is a rare find.

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band "E"

DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

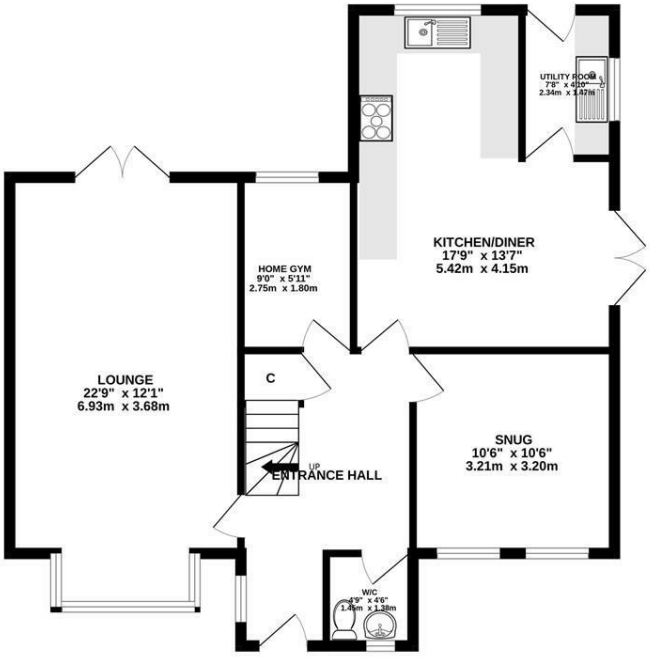
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

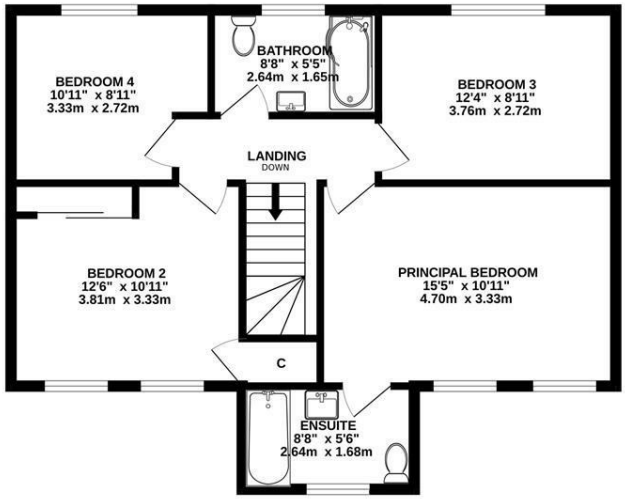
TENURE
Symonds + Greenham have been informed that this property is Freehold

VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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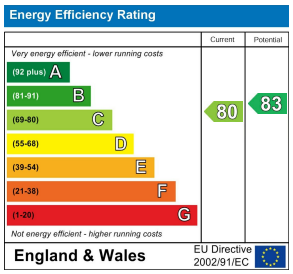

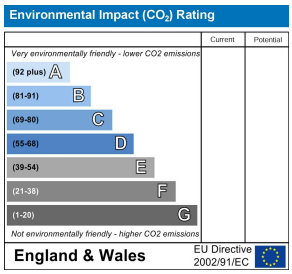

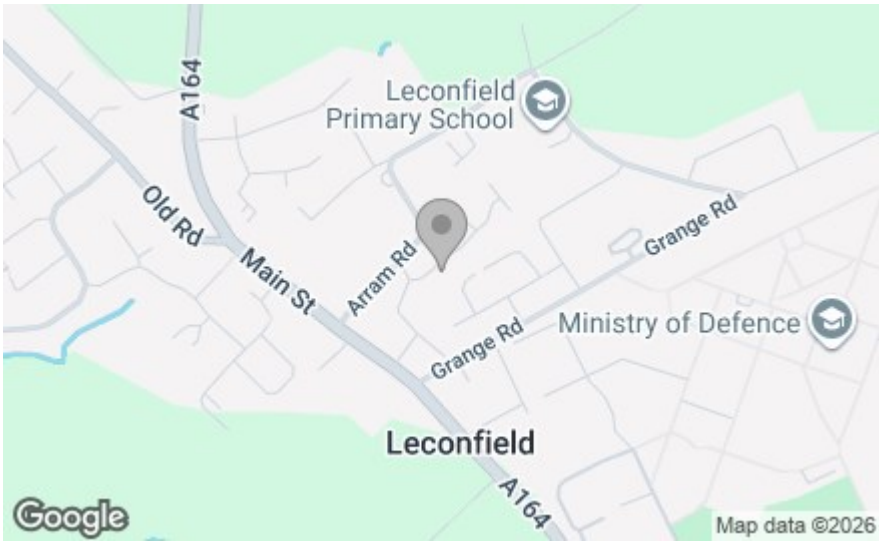

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