

# HUNTERS®

HERE TO GET *you* THERE



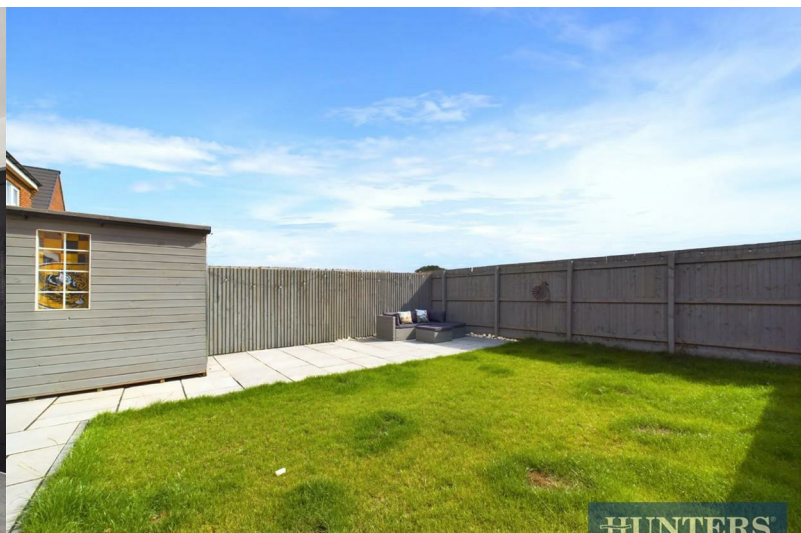
## Marson Drive

Beverley, HU17 0ZW

Offers In The Region Of £250,000



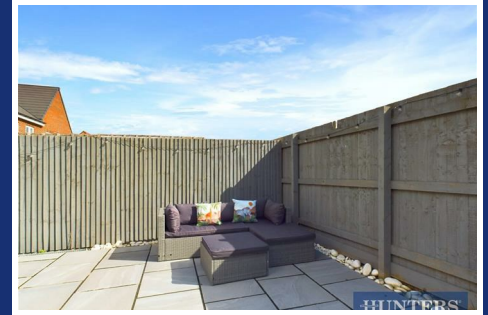
Council Tax:



# 23 Marson Drive

Beverley, HU17 0ZW

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## Entrance hall

Staircase and First floor landing are all spacious and light with storage room for the usual in the entrance hallway with a lovely staircase detail on the landing. This has been well designed with no compromise on space that you sometimes see in new builds.

## Lounge

Includes feature fitted blinds to front aspect and is in neutral colours, lovely dimensions and ceiling height make the room feel open and welcoming.

## Kitchen/Diner

Boasting plenty of light with window and French doors which lead to the garden. The kitchen is designed and supplied by Moores Kitchens and includes integrated fridge/freezer, integrated dish washer, integrated washing machine, gas hob with electric oven. There is also a handy understairs cupboard which is easily accessible

## First Floor Landing

Airing cupboard, loft access and power points.

## Bedroom One

Another well proportioned room which has the benefit of fitted wardrobes as well as having a lovely en-suite with fittings by Ideal Standard and tiles from Villeroy & Boch.

## Ensuite

UPVC window to the side aspect, vinyl flooring, low flush WC, wash hand basin with pedestal, double shower with rainfall.

## Bedroom Two

Another well designed room with lovely views over the development green space, more than enough room for a double bed and also has fitted wardrobes.

## Bedroom Three

Lovely single room which is currently being used as an office space but could easily accommodate both uses. This is certainly no box room and has views to the rear so a lovely bright room all day long.

## Bathroom

Another well designed room with Ideal standard fittings and Villeroy & Boch tiles to bath and sink area, featuring an over bath shower and incorporating a shower screen. Feature spots and extractor.

## Rear Garden

A landscaped rear SOUTH FACING garden is one of the homes real features, there is a porcelain patio fitted and the remainder to lawn with a solid timber shed already fitted. There is a gate which leads to the side where the driveway is with room for 2 cars. The property location is just perfect, it is located directly opposite the green space area within the development, all houses face into this having a real community feel – the variance of property types makes the surroundings more appealing.

## Driveway

Driveway for multiple cars

## Material Information - Hunters Beverley

Tenure Type; Freehold

Council Tax Banding;

The property is just under 2 years old and will come with the remainder of the NHBC guarantee, it benefits from all the fittings you would expect in a new build – Gas Boiler, Double Glazing, Ideal Standard Sanitaryware, Sockets with USB, Fibre to the home - its just waiting for somebody to add their stamp to it and make it their own.

Tel: 01482 861411

A viewing is highly recommended to fully appreciate everything this exceptional home has to offer. Built just three years ago, this beautifully presented three-bedroom property combines all the benefits of modern new-build living with the reassurance of a remaining NHBC warranty and a stylish, move-in-ready finish throughout.

One of the home's greatest strengths is that it offers the perfect balance between being ready to enjoy from day one whilst still providing a genuine blank canvas for new owners to make it their own. Decorated in tasteful, neutral tones throughout, buyers can simply move straight in and gradually personalise each room to suit their own style without the cost, disruption or stress of major refurbishment works.

Occupying an enviable position overlooking attractive green space within this sought-after Beverley development, the property enjoys a wonderful sense of openness and community. The varied mix of property styles creates an attractive setting, while the home's location provides a peaceful environment rarely found on newer developments.

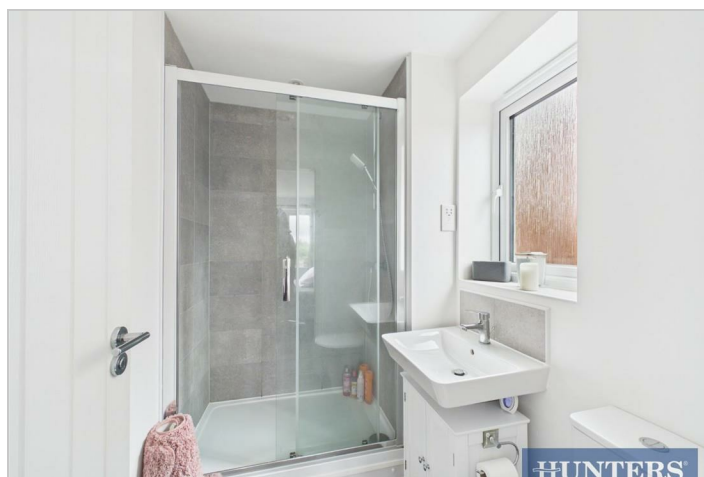
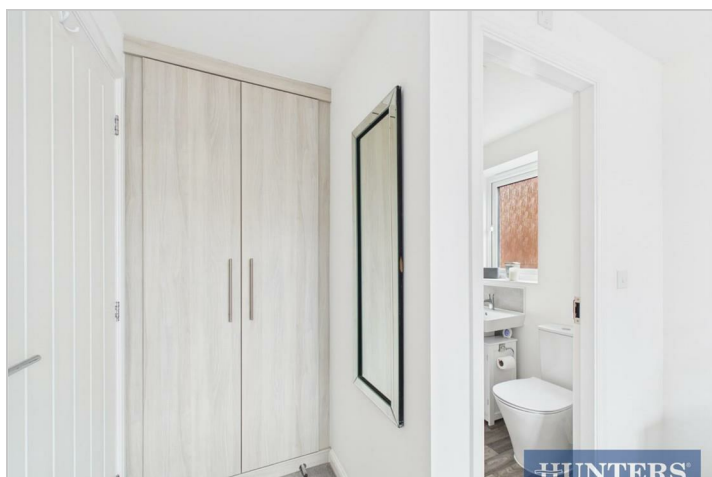
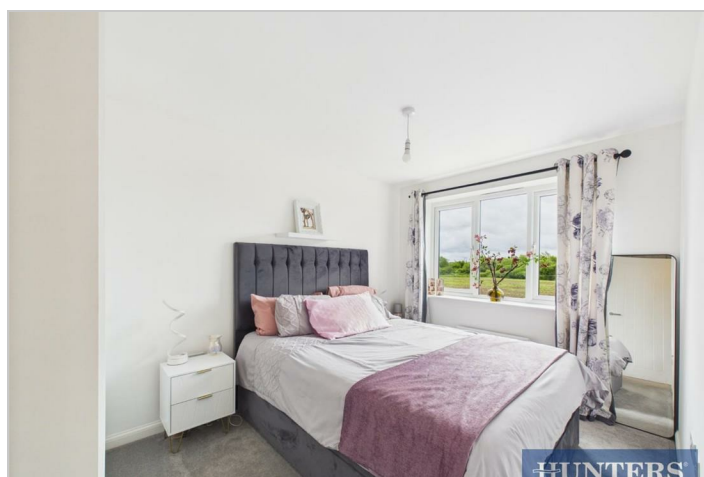
The spacious lounge is bright, welcoming and finished in modern neutral décor, offering a versatile living space that will complement a wide range of furniture styles and colour schemes.

The spacious kitchen-dining area offers excellent flexibility for modern family living. Featuring a quality Moores kitchen with integrated appliances including a fridge-freezer, dishwasher and washing machine, alongside a gas hob and electric oven. In addition to the generous dining space, there is ample room for a kitchen island, presenting an exciting opportunity for future owners to create the stylish open-plan kitchen and entertaining space many buyers dream of, without the need for costly extensions or alterations. French doors open directly onto the south-facing garden, creating an excellent space for entertaining and everyday life.

Upstairs, the generous principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room. A second double bedroom also features fitted wardrobes and enjoys pleasant views across the development's green space. The third bedroom is currently used as a home office but is a genuinely useful room that can easily accommodate a bedroom, nursery, dressing room or workspace.

Outside, the south-facing rear garden presents a fantastic opportunity for buyers to create their own outdoor retreat. Already benefiting from a lawn, porcelain patio and timber shed, it provides an excellent foundation while leaving plenty of scope for landscaping, planting and personalisation. Whether your dream is a family-friendly garden, an entertaining space, a contemporary outdoor living area or a gardener's paradise, this is a space ready to be shaped to your own vision.

The garden also enjoys an open outlook to the rear across grassland which is expected to remain undeveloped, creating a wonderful sense of space and privacy. Despite the property's convenient location, any road noise is minimal, and the garden retains a calm and peaceful atmosphere where birdsong is often the dominant soundtrack, making it a lovely place to relax and unwind throughout the day.



## Road Map



## Hybrid Map



## Terrain Map



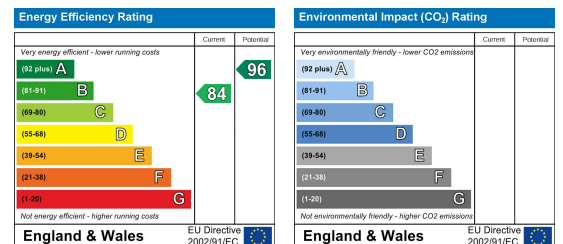
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.