



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 23 Warren Drive, Beverley, HU17 5PD £450,000

STUNNING FOUR-BEDROOM DETACHED FAMILY HOME FEATURING A CONTEMPORARY OPEN-PLAN KITCHEN, LUXURIOUS MASTER SUITE, INTEGRAL GARAGE AND A GENEROUS REAR GARDEN — PERFECTLY POSITIONED FOR BEVERLEY, THE COAST AND HULL.

Former Show Home built by Southwell County Homes, this property is part of a highly anticipated new development, designed with both style and practicality in mind.

As you enter, you are greeted by a welcoming entrance hall that leads to a generous lounge, perfect for relaxation and entertaining. The heart of the home is undoubtedly the contemporary open-plan kitchen and dining area with log burner, featuring an upgraded premium kitchen that is sure to impress. A convenient ground floor WC and an integral garage with a motorised roller door add to the functionality of this well-thought-out layout. Upstairs, you will discover four well-proportioned bedrooms, including a luxurious master suite complete with an ensuite bathroom. The stylish family bathroom serves the other bedrooms, ensuring comfort for all. The property features high-quality finishes, including upgraded flooring, an oak staircase and doors, fitted blinds as well as a Hive heating system and an ideal cylinder boiler, providing both warmth and efficiency.

Externally, the property features a spacious turfed and paved rear garden with a Pagola, ideal for outdoor activities, along with a front driveway that accommodates off street parking. Located towards the end of a pleasant cul-de-sac, this home offers a peaceful setting while remaining close to local amenities.

Leven is a charming growing residential village with a population of over 1,800, providing a selection of village shops, a primary school, two public houses, and a sports and social club. With easy access to the market town of Beverley, the seaside towns of Hornsea and Bridlington, and the City of Hull.

### **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.

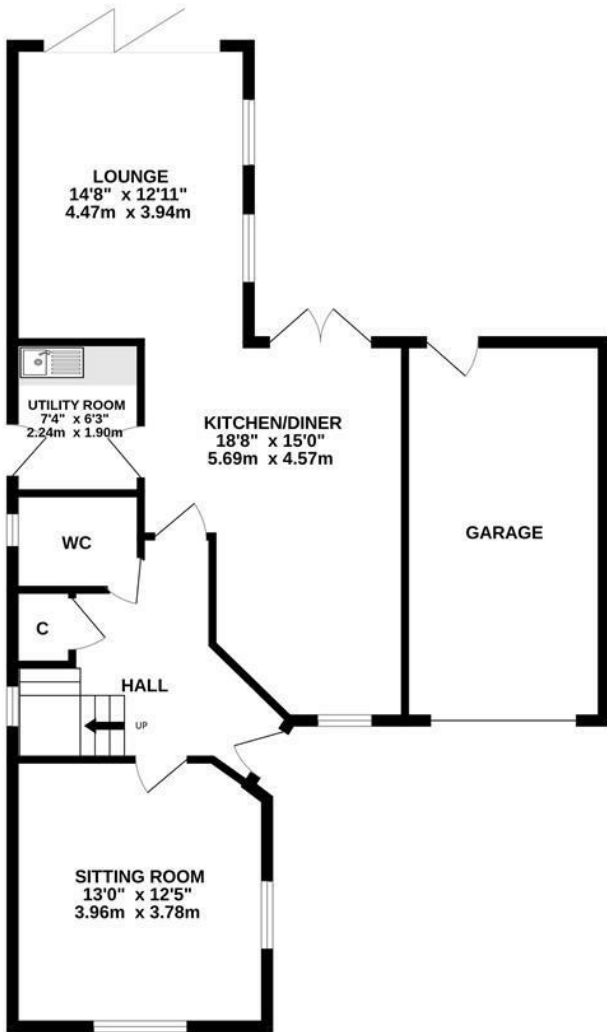
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold

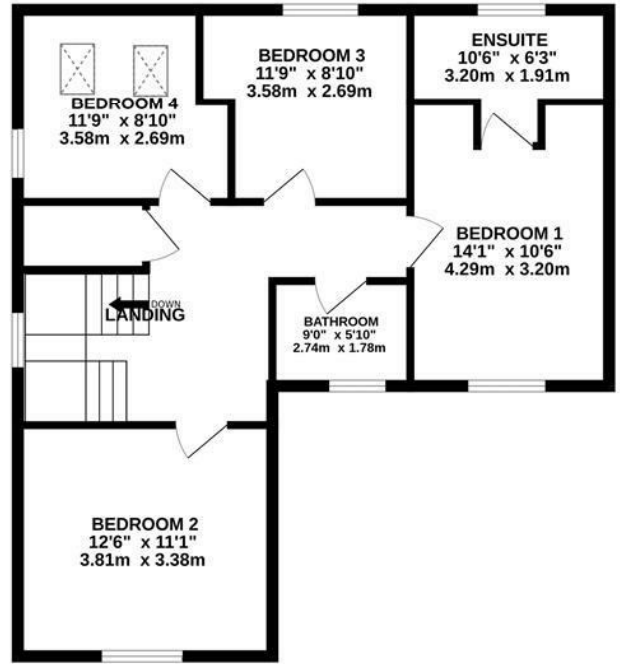
### **VIEWINGS**

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

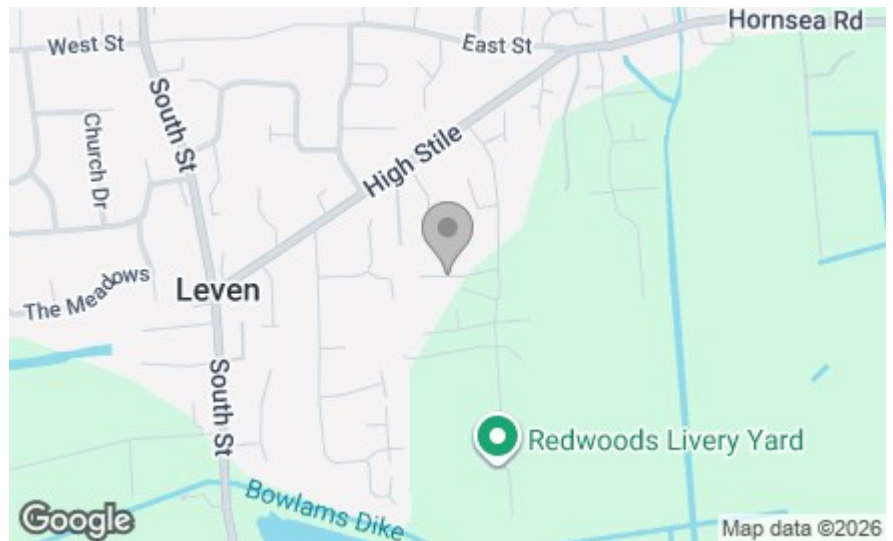
GROUND FLOOR



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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Energy Efficiency Rating	
Current	Potential
84	92

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC