



9 Etton Road, Cherry Burton, Beverley, East Riding of Yorkshire, HU17 7RP

FINE & COUNTRY

DETACHED FIVE-BEDROOM HOME WITH LARGE PLOT AND HIGH-SPEC FEATURES



Welcome to Etton Road, Cherry Burton. This individually designed detached residence occupies an exceptional plot of nearly two-thirds of an acre on the edge of this sought-after East Yorkshire village, close to Beverley. With FIVE BEDROOMS, THREE BATHROOMS, and a versatile layout, the property offers a fine balance of living space, including a GRAND RECEPTION HALL, CINEMA ROOM, SNOOKER ROOM/LIVING ROOM and an OPEN PLAN LIVING, DINING, KITCHEN AREA. The home is complemented by stunning views, a DOUBLE GARAGE, and beautifully arranged gardens featuring a STABLE BLOCK, GREENHOUSE, and ORCHARD.

FROM THE AGENT'S PERSPECTIVE

This home is a fantastic example of spacious family living, offering flexibility and style in equal measure. The ground floor flows beautifully, starting with the GRAND RECEPTION HALL that sets the tone for the rest of the property. The CINEMA ROOM provides a cosy space for relaxation, the SNOOKER ROOM/LIVING ROOM is a versatile space, while the STUDY is perfect for those working from home. The OPEN PLAN LIVING, DINING, KITCHEN AREA is undoubtedly the heart of the home, with its high-spec finish, central island, and bifold doors leading to the ENTERTAINING TERRACE.

Upstairs, the galleried landing adds a touch of elegance, leading to FIVE WELL-PROPORTIONED BEDROOMS. The PRINCIPAL BEDROOM features an EN SUITE and a PRIVATE BALCONY overlooking the garden, while a second EN SUITE BEDROOM offers equally impressive accommodation. The remaining bedrooms and HOUSE BATHROOM are thoughtfully decorated, with lovely views over paddock land or the rear garden.

Cherry Burton is a highly desirable village, ideal for families and professionals alike. It offers a PRIMARY SCHOOL, PUB, and CONVENIENCE STORE, with the bustling market town of Beverley just a short drive away. The area is perfect for those who enjoy countryside walks while still benefiting from excellent road links to Hull and York.





FROM THE SELLER'S PERSPECTIVE

We've loved living here for many years and raising our family in this wonderful home. The space has been perfect for us, whether hosting family gatherings in the open plan kitchen or enjoying quiet evenings in the lounge. The garden has been a joy, offering plenty of room for the kids to play and for us to relax.

The village of Cherry Burton has been a fantastic place to live. It's friendly and has everything we've needed, from the local primary school to the pub and shop. We've enjoyed the countryside walks right on our doorstep and the convenience of Beverley being so close. It's been a great balance of rural living with easy access to nearby towns and cities.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

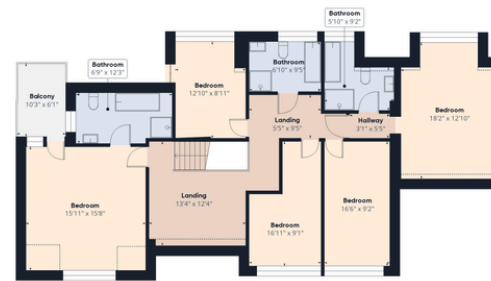
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





Ground Floor



First Floor



Approximate total area^m

3684 ft²

Balconies and terraces

67 ft²

Reduced headroom

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

