





The Property Specialists

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Cedarwood House, 4 Old Court, Beverley HU17 7EX
£799,995

- Outstanding contemporary home
- Highest quality specification
- Over 2,000 square feet
- Stunning kitchen day room
- Wonderful master suite
- Three bedrooms
- Delightful garden
- Extensive secured parking
- Garden, gym, sauna, steam room and office
- EPC B

THE PROPERTY

Surely one of Beverley's finest contemporary homes built by a highly regarded local developer to our client's exacting specification with highest quality fixtures and fittings throughout.

Cedarwood House is located in an outstanding position having good access to Beverley town centre with lovely private gardens, extensive off-street car parking and accommodation in excess of 2,000 square feet, further complemented by the outside kitchen and stunning garden rooms comprising gym, steam room, sauna, shower and office.

This really is a once in a lifetime opportunity to acquire such an incredible home.

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture. The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Polished tile floor with underfloor heating, and bespoke walnut staircase with glass balustrade to first floor.

CLOAKROOM

Villeroy and Boch fittings comprising low level WC with wash hand basin, sealed unit double glazed window and underfloor heating.

LIVING ROOM

21' x 14'1" (6.40m x 4.29m)
Feature inset remote control contemporary living flame fireplace, underfloor heating, built-in five speaker surround cinema system as well as ceiling mounted speakers, sealed unit double glazed windows and box bay window with seat and storage below.

KITCHEN DAY ROOM

33' x 17'8" maximum (10.06m x 5.38m maximum)
An incredible living space designed and presented to the highest standard with polished tile floor having underfloor heating, as well as ceiling mounted speakers. An intricately designed chef's dream of a kitchen with quartz worksurfaces incorporating extensive Miele appliances including hot plate with induction hob and wok induction, coffee machine, top of the range oven, double width electric oven, two warming drawers plus a built-in vacuum sealing drawer, integral fridge freezer and Faber extraction canopy. The seating area is lovely, light and spacious having sliding doors to two elevations which incorporates both the outside and living space beautifully.

UTILITY

13'10" x 10'3" (4.22m x 3.12m)
Matching units with worktops, integral Miele full-height freezer, polished tiled floor with underfloor heating, sealed unit double glazed window and door to outside.

FIRST FLOOR

LANDING

Built-in storage cupboard and sealed unit double glazed window. Bespoke walnut doors lead to:

MASTER BEDROOM SUITE

23'5" x 14'7" (7.14m x 4.45m)
With an extensive range of fitted wardrobes, ceiling speakers and sealed unit double glazed windows.

EN-SUITE

Villeroy and Boch fittings comprising tiled floor and walls with wash basin having drawers below, low level WC with concealed cistern and Hansgrohe shower with glass screen, sealed unit double glazed window and underfloor heating.

BEDROOM 2

14'2" x 11'9" maximum (4.32m x 3.58m maximum)
Extensive range of fitted wardrobes, underfloor heating and sealed unit double glazed window.

BEDROOM 3

18'2" x 11' (5.54m x 3.35m)
Underfloor heating and sealed unit double glazed skylights.

FAMILY BATHROOM

8'7" x 10'2" (2.62m x 3.10m)
Villeroy and Boch fittings comprising tiled floor and walls, bath with inset television, low level WC with concealed cistern and wash basin with drawers below, Hansgrohe monsoon shower with glass screen, sealed unit double glazed window, ceiling mounted speakers and underfloor heating.

OUTSIDE

The property is approached via electric double gates leading to a large walled brick sett courtyard offering extensive car parking space. A private side garden with contemporary Spanish porcelain tiles has been created with covered area currently used as an outdoor kitchen having light and water laid on, along with sink unit and storage cupboard.

The rear garden is beautifully presented and laid mainly to lawn with a contemporary Spanish porcelain tiled terrace seating area, mature tree and flower beds incorporating pleached laurel trees.

A wonderful garden entertainment suite has also been constructed offering gym with steam room, sauna, shower and office, all of which benefits from underfloor heating and double glazing. Externally and attached to the entertainment suite is a hot tub area with television. A gravel area to the rear of the property provides excellent storage units and houses the air source heat pump.

GARAGE

17'9" x 17'9" (5.41m x 5.41m)
Electric up & over door and hot water cylinder.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from an air source heat pump providing underfloor heating.

DOUBLE GLAZING

The property benefits from Double Glazing.

TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.