



Cedar Croft, The Cedar Grove, Beverley, East Yorkshire, HU17 7EP

SUPERB THREE/FOUR BEDROOM HOME SET ON .4 ACRE OF LAND, EPITOMISING THE PINNACLE OF CONTEMPORARY LIVING



Welcome to Cedar Croft!

This exceptional property is a true masterpiece, deserving of its place on grand designs.

Part 1: Presenting Cedar Croft, a superb 3/4 bedroom home set on .4 acre of land, epitomising the pinnacle of contemporary living. This stunning property boasts an exceptional open plan living, dining, and kitchen area, with access to both sides of the house. The garage has been artfully converted into a fantastic gym, adding to the allure of this residence. Large windows bathe the interiors in sunlight, creating a sense of light and space. The beautifully landscaped garden provides a private sanctuary, perfect for peaceful moments.

Part 2 (Agent's Perspective): Welcome to Cedar Croft! This exceptional property is a true masterpiece, deserving of its place on grand designs. Its contemporary design and spacious layout offer a lifestyle that will captivate anyone who walks through the door. The open plan living area is perfect for modern living, and the converted gym showcases the home's versatility. The large windows not only flood the interiors with natural light but also offer stunning views of the tranquil garden. Cedar Croft is a true gem that seamlessly blends style, functionality, and privacy.





Part 3 (Client's Perspective): Nestled within Cedar Croft's walls, we find a haven of calm and serenity, where lazy Sunday mornings with a coffee in hand become cherished moments. When the sun graces us with its warmth, our home transforms into a holiday retreat, filled with a delightful vacation vibe.

The expansive gardens offer a veil of privacy, lending themselves perfectly to host memorable parties and gatherings both indoors and outdoors. Under the canopy of the tree-lined garden, our festivities are surrounded by nature's grace.

Beyond the property, our four-legged companions, Teddie and Jess, revel in the freedom and safety the garden provides for their play and exploration.

We're blessed with fantastic neighbours, and our peaceful no-through road adds to the tranquillity we experience daily.

The convenience of ample parking on the driveway allows our guests to visit with ease, making us feel even more connected to our community.



Within a short stroll, the town centre beckons with its welcoming pubs, including the Westwood restaurant and Sessions Spa, offering both relaxation and entertainment at our doorstep.

For nature enthusiasts, the nearby Westwood provides a perfect setting for invigorating dog walks and runs, keeping us close to the beauty of the outdoors.

Lastly, the excellent transport links to Hull and surrounding areas ensure that journeys to work or leisure are effortlessly accessible, making Cedar Croft a true modern retreat with British charm.

#### 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 G.\*

#### 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 on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

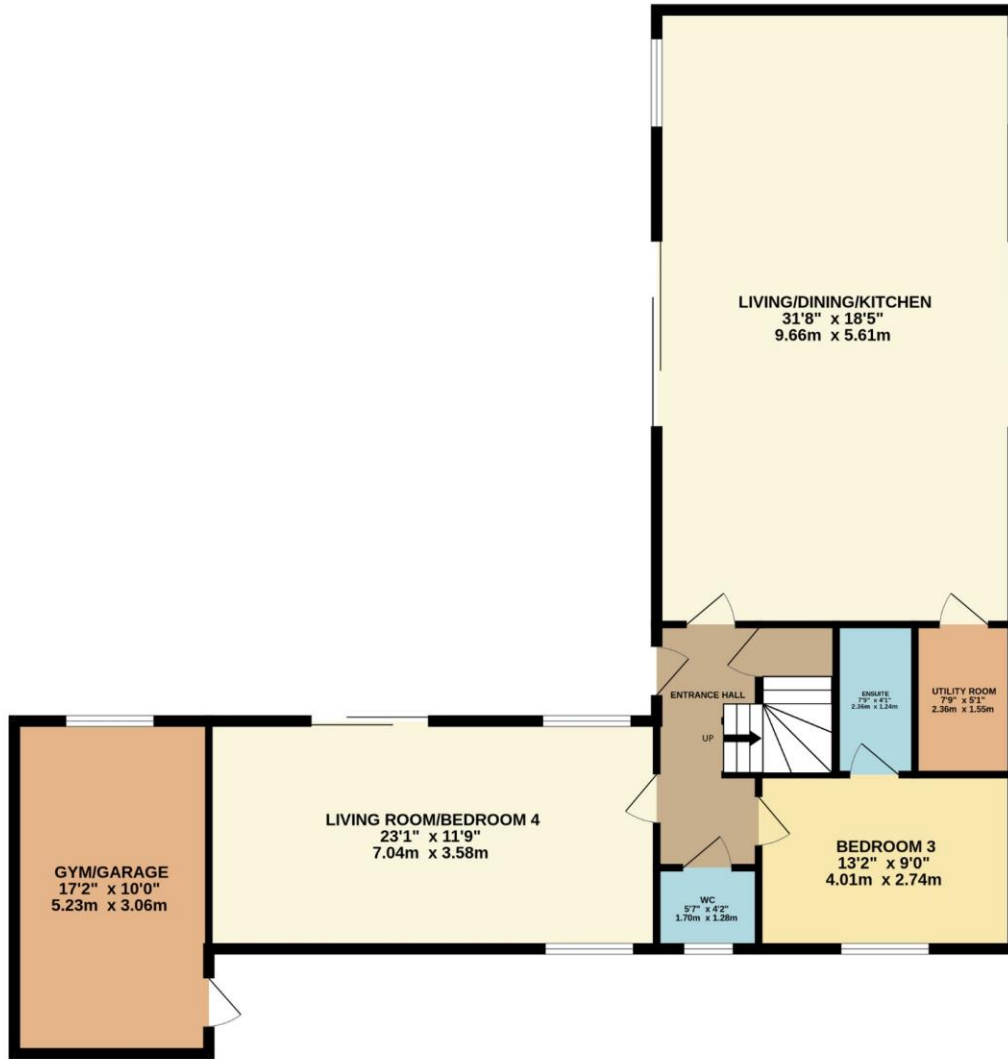
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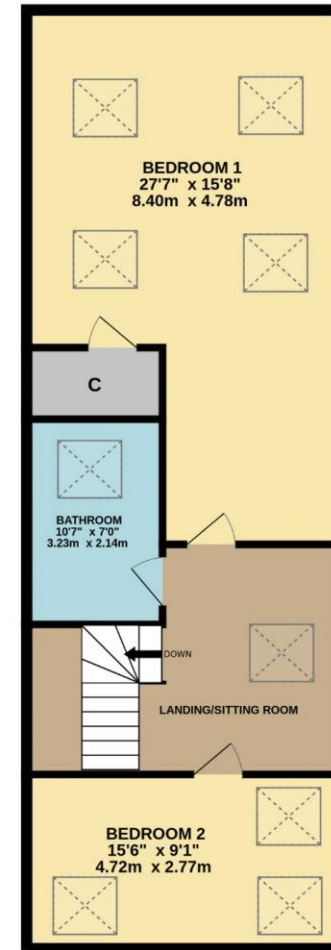




GROUND FLOOR  
1335 sq.ft. (124.0 sq.m.) approx.



1ST FLOOR  
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA : 2117 sq.ft. (196.7 sq.m.) approx.

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.

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

