





The Property Specialists

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7 Southwell Close, Beverley HU17 8UP
£295,000

- Attractive corner plot position
- Excellent school catchment
- Quiet tucked away cul-de-sac
- Generous conservatory
- Master bedroom with en-suite
- No forward chain
- EPC Rating: TBC

THE PROPERTY

Located on a quiet cul-de-sac in this most popular area just to the South of the centre of Beverley, this well proportioned family home benefits from an enviable school catchment. The intelligently laid out accommodation allows for flexibility of use and benefits greatly from a generously sized conservatory which feels like an extension to the dining room and is currently used as a study. With a corner plot position, the property has ample parking to the front with additional parking to the side of the house and a further garage.

LOCATION

The property is located on the small cul-de-sac forming Southwell Close which leads off Chester Avenue in this extremely popular area of Beverley just to the South of the town centre. Generally known as the Lincoln Way Development due to the main roadway through this mature residential location, the area has its own Coop supermarket and an enviable school catchment serviced by the Keldmarsh Primary School and at secondary level by the Beverley Grammar School and High School.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

Having a uPVC stained glass window with a further window to one side and oak style laminate flooring.

CLOAKROOM

With a two piece sanitary suite comprising wall hung vanity hand wash basin and low level w.c., Travertine partially tiled walls and floor, chrome heated towel rail, a mirror running the full width of one wall and a uPVC window to the front elevation.

LIVING ROOM

15'2" x 11'5" (4.62m x 3.48m)
With a continuation of the oak style laminate flooring from the entrance hall, attractive contemporary wooden fireplace housing a stainless steel gas living flame fire with granite hearth and back, and a window to the rear elevation. A door leads through into the dining room.

DINING ROOM

11'10" x 11'8 (3.61m x 3.56m)
With oak style laminate flooring and wide patio doors opening into the conservatory, creating a feeling that the conservatory is an extension from the dining room. Stairs lead to the first floor accommodation with a storage cupboard under.

KITCHEN

11'8" x 9'3" (3.56m x 2.82m)
Having a generous range of wall and base storage units with cream fronts, granite style laminate work surfaces and breakfast bar, ceramic tiled splashbacks, five ring gas hob with integrated oven and extractor over, space and plumbing for a washing machine and fridge freezer, composite sink and drainer, and a feature window to the front elevation.

CONSERVATORY

12'11" x 11'11" (3.94m x 3.63m)
With French doors opening out onto the garden, windows to two aspects and a solid wall to one.

FIRST FLOOR

LANDING

MASTER BEDROOM

11'5" x 9'8" (3.48m x 2.95m)
Having a built-in wardrobe with sliding mirrored fronts, a window to the rear elevation and a door through to the en-suite shower room.

EN-SUITE SHOWER ROOM

With a three piece sanitary suite comprising corner cubicle with Aqualisa power shower and attractive wallboard, low level w.c., pedestal hand wash basin, fully tiled walls and floor, chrome heated towel rail and a window to the side elevation.

BEDROOM 2

8'3" x 9'8" (2.51m x 2.95m)
Having a built-in cupboard with sliding fronts and a window to the rear elevation.

BEDROOM 3

9'7" x 6'2" (2.92m x 1.88m)
With a window to the front elevation and oak laminate flooring.

BEDROOM 4

9'5" x 6'1" (2.87m x 1.85m)
With a window to the rear elevation and built-in cupboard with sliding fronts.

BATHROOM

With a three piece sanitary suite comprising pedestal hand wash basin, low level w.c., panelled bath, partially tiled walls and fully tiled floor, chrome heated towel rail and a window to the front elevation.

OUTSIDE

The property is situated in an attractive corner plot position with a mature hedge to the front which creates a level of privacy to the front of the house. A tarmac drive leads up to the garage providing ample parking for two cars and there is further parking to the side on decorative chippings. The garage has an up-and-over door with light and power, and a timber gate to the side of the property provides access into the rear garden via a further timber gate, creating a dog run to the side.

REAR GARDEN

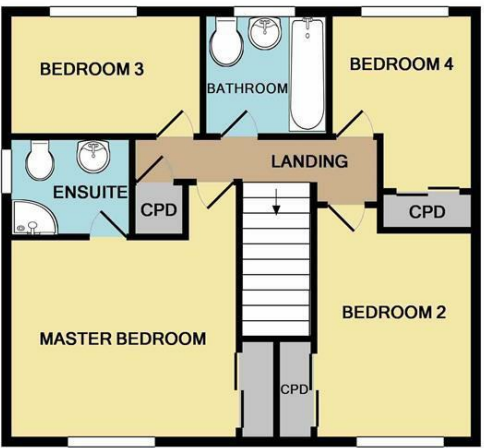
Largely lawned, there is an attractive and decked seating area to one side and a shed for storage.

SERVICES

All mains services are available or connected to the property.



GROUND FLOOR



1ST FLOOR

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.

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