



6 Ascott Close, Beverley HU17 9TA
Offers in the region of £295,000

- Detached family home
- Prime cul-de-sac location
- Contemporary stylish elevations throughout
- Stunning living dining kitchen
- Two reception rooms and conservatory
- Four double bedrooms
- Two en-suites
- Family bathroom
- Beautiful gardens and garage
- EPC: C

THE PROPERTY

We are delighted to present to the market what can only be described as an absolutely outstanding family home. Located on the popular Molescroft development and enjoying a prime cul-de-sac location, this stylish home provides stunning accommodation in excess of 1,200 sq ft. A spacious entrance hallway, two reception rooms, conservatory, fabulous living dining kitchen and to the first floor, four double bedrooms, two of which have en-suites, and three of which are fitted, and modern family bathroom. Beautiful landscaped low maintenance gardens and ample parking to the front and side of the property and with a double length single garage. The property has an abundance of stylish features throughout to which can only be appreciated by an early viewing.

LOCATION

Ascott Close is located on the Molescroft modern development and lies within ease of reach of the town centre. 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 ACCOMMODATION COMPRISES OF
GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with glazed inserts leads into the entrance hallway, having attractive Karndean flooring, staircase leading to the first floor accommodation and door into study.

STUDY

8'0" x 6'11" (2.44m x 2.11m)
Having uPVC double glazed window to the front elevation.

LOUNGE

18'7" x 10'2" (5.66m x 3.10m)
uPVC double glazed sliding patio door leading into the conservatory, stunning Karndean flooring with attractive border feature flows throughout this area, "Contura" retro log burner, and TV aerial point.

CONSERVATORY

9'6" x 7'7" (2.90m x 2.31m)
Being of a uPVC and brick construction and enjoying splendid undisturbed views over the rear garden, attractive tiled flooring.

LIVING DINING KITCHEN

26'10" overall x 11'4" dcsg to 7'8" (8.18m overall x 3.45m dcsg to 2.34m)
This comprises of:

LIVING DINING AREA

14'6" x 11'4" (4.42m x 3.45m)
Accessed from the lounge, with uPVC double glazed French doors leading out into the rear garden, beautiful tile effect wood laminate flooring flows throughout this area, a uPVC door leads out into the side walkway.

KITCHEN AREA

12'1" x 7'8" (3.68m x 2.34m)
uPVC double glazed window to the side elevation. An extensive range of "mushroom" coloured contemporary shaker style base and wall units with drawers, contrasting worksurfaces, beautifully tiled splashbacks and under-unit lighting. Range cooker (which is available by separate negotiation) with contemporary glass splashback and stainless steel chimney extractor. Housing for fridge freezer (available by separate negotiation). Porcelain sink unit with drainer and space and plumbing for washing machine.

DOWNSTAIRS WC

Contemporary two piece suite in white enjoying low level WC and wash hand basin, attractive wood laminate flooring.

FIRST FLOOR

LANDING

With access to airing cupboard.

MASTER BEDROOM

11'2" plus doorwell x 10'2" max (3.40m plus doorwell x 3.10m max)
uPVC double glazed window to the front elevation. As you enter the room on the left hand side are fitted wardrobes providing hanging and storage facilities.

EN-SUITE

uPVC double glazed window to the front elevation, modern three piece suite in white enjoys low level WC, pedestal wash hand basin and independent shower cubicle. Fully tiled walls to contrast and tiled floor.

BEDROOM 2 / GUEST BEDROOM

10'11" x 8'9" (3.33m x 2.67m)
Having uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities. A door leads into the en-suite.

EN-SUITE

Contemporary three piece suite enjoying wash hand basin, low level WC and independent shower cubicle. Fully tiled walls with contrasting tiled floor.

BEDROOM 3

8'5" x 8'2" (2.57m x 2.49m)
uPVC double glazed window to the rear elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

10'0" max x 8'0" max (3.05m max x 2.44m max)
uPVC double glazed window to the front elevation.

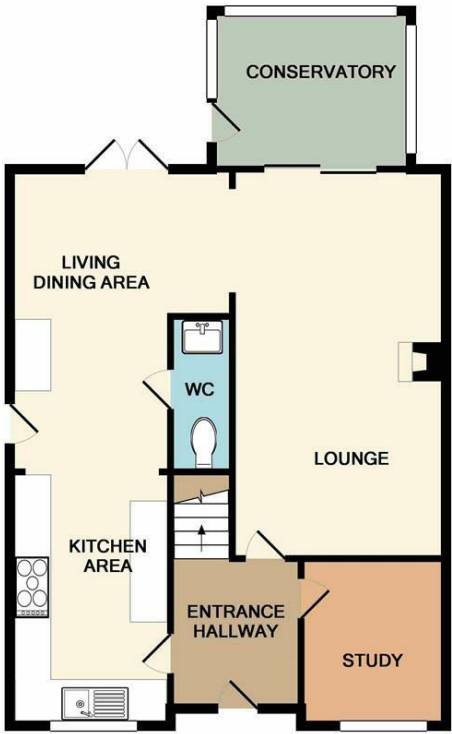
FAMILY BATHROOM

8'4" x 4'11" (2.54m x 1.50m)
uPVC double glazed window to the side elevation, contemporary three piece suite in white enjoys low level WC and wash hand basin set in contemporary vanity unit, and panelled bath with shower over and shower screen. Fully tiled walls to contrast with tiled floor.

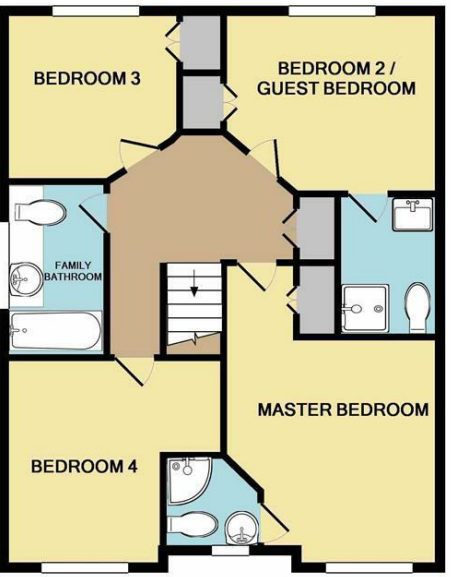
EXTERNAL

To the front of the property is an open plan garden. There is a side driveway providing off street parking and leading down to a single, double length, brick built garage with up & over door, power and light.

The rear garden is beautifully tended and landscaped to provide a superb low maintenance aspect. With two large decking areas providing great outside entertainment area and a third central decking area housing the greenhouse. There is an array of shrubbery and plants which are well maintained and the rear garden also benefit from offering a good degree of privacy.



GROUND FLOOR



1ST FLOOR

VIEWS 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019