



QUICK & CLARKE
The Property Specialists

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6 Mere Glen, Leconfield, Beverley HU17 7LL
£575,000

- Sensational large family house
- Beautiful contemporary internal design
- Renowned local builder
- Exclusive development adjacent to Historic church
- Fantastic garden room / gym / office
- Double garage and parking
- No forward chain
- EPC: B

THE PROPERTY

A sensational property with the perfect blend of contemporary internal styling and a more traditional beautifully constructed exterior. Built by this highly regarded and renowned builder as his own home, the property is of a bespoke design with a superb vaulted day room/kitchen, large garden room/gym/home office and fabulous internal styling throughout. Stunning kitchen and bathrooms match the beautifully proportioned accommodation which extends over three floors and provides the flexibility and versatility of use for any family.

LOCATION

The property is located on the exclusive cul-de-sac comprising nine beautifully designed properties and adjacent to Leconfield's historic church on Arram Road. Situated in the centre of this village but away from the main road which links Beverley with Driffild, the property is in a superb position being convenient for the amenities of Beverley which lies some two miles to the south.

THE ACCOMMODATION COMPRISES OF

GROUND FLOOR

ENTRANCE HALL

The oak arched front door is a fitting entrance to this beautifully built house and opens into a wide entrance hall with oak floor. Window to the side elevation, matwell, and stairs to the first floor with large storage cupboard under housing the broadband and controls for the underfloor heating for the ground floor.

DAY ROOM / KITCHEN

DAY ROOM

17'2" x 20'2" (5.23m x 6.15m)

One of the most stunning features of this bespoke property is the superb open plan kitchen and day room. The day room has a full height vaulted ceiling to first floor level with a glazed rear aspect, bi-folding doors opening onto the garden and further velux windows in the vaulted ceiling. This very large space has a continuation of the oak flooring from the entrance hall and sliding pocket doors opening into the lounge. Mounting on wall for television and inset feature lighting.

KITCHEN

15'11" x 12'11" (4.85m x 3.94m)

A fabulous bespoke kitchen with a contemporary range of gloss white and light grey units with contrasting orange glass splashbacks and silestone worksurfaces including the centre island. Appealing to any cook is the broad range of built-in appliances which include two double ovens, a combination oven and microwave, wine cooler, fridge, freezer, dishwasher, five ring induction hob with extractor over and inset 1 1/2 composite sink and drainer. Window to rear elevation.

UTILITY ROOM

9'3" x 5'5" (2.82m x 1.65m)

With wall, base and larder units to match those in the kitchen, space and plumbing for washing machine and tumble dryer and a modern wooden door with glass panel opening onto the drive to the side of the property.

LOUNGE

21'5" x 12'11" (6.53m x 3.94m)

A well proportioned room with a contemporary inset and wall mounted wood burning stove with cast iron surround, window to front elevation.

DINING ROOM / STUDY

13'1" x 13'3" (3.99m x 4.04m)

A further well proportioned sitting room with window to front elevation.

DOWNSTAIRS CLOAKROOM

With a two piece sanitary suite comprising a back to the wall WC with concealed cistern and wall hung hand wash basin, partially tiled walls and a continuation of the oak floor.

FIRST FLOOR

LANDING

With cupboard housing the hot water tank and shelved out for storage.

MASTER BEDROOM

16'0" x 13'2" (4.88m x 4.01m)

A superb room with a light and airy feel courtesy of its windows to both the rear and side elevations. The master suite comprises a large walk-in dressing room and beautiful en-suite bathroom.

DRESSING ROOM

8'6" x 8'4" (2.59m x 2.54m)

Fitted out with hanging rails, drawers and shoe cupboards, and with window overlooking the day room.

EN-SUITE BATHROOM

7'10" x 5'9" (2.39m x 1.75m)

With a stunning three piece sanitary suite comprising walk-in shower cubicle, wall hung hand wash basin, back to the wall WC with concealed cistern. The bathroom is beautifully tiled with plank-style porcelain floor and fully tiled wall with feature tiling to the shower area and large glass screen. Wall mirror with inset lighting and window to side elevation.

BEDROOM 2

13'2" x 12'11" (4.01m x 3.94m)

With window to front elevation.

BEDROOM 3

12'9" x 12'10" (3.89m x 3.91m)

With window to front elevation.

BATHROOM

12'2" x 7'6" (3.71m x 2.29m)

With a four piece sanitary suite comprising back to the unit WC with concealed cistern, a beautiful and unusually shaped free-standing bath, wall hung hand wash basin and walk-in shower. Fabulously tiled walls and floor and window to side elevation. Wall mirror with inset lighting.

SECOND FLOOR

BEDROOM 4

16'11" x 13'3" (5.16m x 4.04m)

With three Velux skylights and door leading through into the en-suite.

EN-SUITE

With a three piece sanitary suite comprising shower cubicle, back to the unit WC and pedestal hand wash basin, Travertine tiled floor, Velux window and wall mirror with inset lighting.

BEDROOM 5

13'2" x 12'11" (4.01m x 3.94m)

A light and bright room with five Velux skylights and currently used as a study.

OUTSIDE

To the front of the property is a lawned garden with a box hedge boundary to the front aspect. A block paved driveway leads down the side of the property and provides ample parking for a number of cars.

DOUBLE GARAGE

16'8" x 15'10" (5.08m x 4.83m)

With electric up & over door, Worcester Bosch wall mounted boiler for the heating to the garden room/gym/office, and integral door into this area.

GARDEN ROOM / GYM / OFFICE

15'9" x 15'10" (4.80m x 4.83m)

A superb room with bi-fold doors opening onto the garden, underfloor heating - this space provides a great versatility of use.

REAR GARDEN

Of a generous size and largely lawned, there is a flagged seating area adjacent to the rear of the house. The rear garden is relatively private.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

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

VIEWING

Contact the agent's Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are

available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

EPC RATING

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



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 Metropac i2019



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.