



34 Newton Drive
Beverley, East Yorkshire HU17 8NX
Price £325,000

W&P WOOLLEY
& PARKS

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AN EXTENDED DETACHED FAMILY HOME OF TREMENDOUS APPEAL, IN A SOUGHT AFTER LOCATION
360° VIRTUAL TOUR AVAILABLE ONLINE

Situated towards the head of a peaceful cul-de-sac, and handily placed for access into the town centre, this is a family home that is certainly worthy of closer inspection. Having been maintained by the present owner to a remarkable standard, the property offers a range of accommodation that is sure to impress, briefly including Entrance Hall, Downstairs WC, spacious Lounge, Dining Room and a fitted Kitchen to the ground floor, with five Bedrooms, En-Suite Shower Room and a house Bathroom to the first floor. Occupying a pleasant garden plot with off street parking and a garage, in one of Beverley's most highly regarded locations. A viewing is essential to fully appreciate all that this remarkable home offers!

Entrance Hall

A modern composite entrance door (installed 2018), with double glazed panel detail, opens into a welcoming hallway with radiator, wall mounted 'Hive' thermostat/control panel, stairs leading off and a useful storage cupboard below which also contains feed-in tariff meter and volume optimiser unit for the solar panels, and the security alarm control panel.

Cloakroom 5'4" x 3'1" (1.63m x 0.94m)

A white suite features a WC and wall mounted hand basin with tiled splash-back. With radiator, ceiling coving, Karndeian flooring and a double glazed window.

Lounge 18'2" x 10'8" plus bay (5.54m x 3.25m plus bay)

Double doors, with multi-panel glazing, open to a generous reception room with a walk-in double glazed bay window to the front elevation, and a further double glazed window adjacent. With decorative ceiling cornice and dado rail, two radiators and a living flame gas fire set upon a granite composite hearth and back, with attractive mantelpiece surround, creating an appealing focal point. There are connection points for TV and satellite, as well as telephone and fibre optic broadband internet.

Dining Room 10'6" x 8'8" (3.20m x 2.64m)

A versatile second reception room, with ceiling cornice and dado rail, radiator and double glazed double doors opening out to the Garden.

Kitchen 13'6" x 8'10" (4.11m x 2.69m)

Beautifully and comprehensively fitted with a modern range of base, wall and drawer units in a stylish grey, high-gloss laminate finish, incorporating LED lighting, with granite effect work surfaces, stainless steel sink unit and splash back tiling. Integrated appliances include an electric oven and grill, gas hob with extractor hood, fridge, freezer, tumble dryer and a dishwasher, plus recess to accommodate freestanding washing machine. Karndeian flooring, double glazed windows and door to garden. The gas central heating boiler is concealed within a cupboard.

Landing

With a built-in airing cupboard, double glazed window and a loft hatch with drop down ladder access. The loft is floored with fitted shelving and a light.

Bedroom One 13'7" x 9'4" plus wardrobes (4.14m x 2.84m plus wardrobes)

A generous double room with a walk-in double glazed bay window, radiator and a range of fitted furniture including a bank of fitted wardrobes with sliding mirrored fronts, bedside drawer units and overhead cabinets.

En-suite 6'1" x 4'10" (1.85m x 1.47m)

A white suite comprises corner shower cubicle, pedestal wash basin a WC. With full wall tiling, chrome towel radiator and a double glazed window.

Bedroom Two 10'7" x 8'11" (3.23m x 2.72m)

A double room with laminate flooring, ceiling coving, radiator, TV point, double glazed window and a range of fitted furniture including wardrobes, bedside drawer units and overhead cabinets.

Bedroom Three 14'0" x 7'7" plus wardrobe recess (4.27m x 2.31m plus wardrobe recess)

An extension above the garage has created a generous double room, with laminate flooring, ceiling coving, radiator, TV point, fitted wardrobe and a double glazed window.

Bedroom Four 10'9" x 6'4" (3.28m x 1.93m)

A single room with laminate flooring, ceiling coving, radiator, TV point, double glazed window and a range of fitted furniture including a dressing table, drawers, wardrobe and overhead cabinets.

Bedroom Five/Study 8'11" x 6'5" deepens at entrance (2.72m x 1.96m deepens at entrance)

With ceiling coving, radiator, telephone/internet points and a double glazed window.

Bathroom 6'5" x 6'1" (1.96m x 1.85m)

A cream coloured suite comprises panelled bath with shower above, pedestal wash basin and a WC. With full wall tiling, radiator and a double glazed window.

External

The property is approached over a block paved driveway providing off-street vehicle space, with an open area of lawn to the front.

Garage 16'6" x 7'9" (5.03m x 2.36m)

A sizeable garage allows vehicle parking and additional work/storage space, with an up and over door from the driveway, personnel door from the rear garden and a window to the rear elevation. With electric lighting and power sockets.

Gardens

The rear garden is very tidily landscaped, featuring a block paved pathway opening to provide a pleasant terrace area, with a lawn alongside and wonderful, well-stocked planting borders. There is a good quality timber storage shed and good timber fencing to the perimeters. Gated access from a side pathway, external water tap and security light.

Services

The property enjoys the benefit of gas fired central heating - boiler installed 2014 and serviced annually - last inspection August 2020. The living room gas fire is also serviced annually, again last inspected August 2020.

The innovative 'Hive Active' thermostat allows the heating to be controlled remotely from your handheld device, for added comfort and economical consumption.

Solar panels on front of roof providing 3Kw per annum system. Registered for feed-in tariff until 2034, giving potential income of £8000+. Solar panels guaranteed to 2039. All paperwork available.

Mains water, drainage and electricity are connected.

Measurements:

All measurements have been taken using a laser tape measure or taken from scaled drawings in the case of new build homes and therefore, may be subject to a small margin of error or as built.

Virtual Viewing/Videos

In view of the restrictions imposed by the Government in relation to Coronavirus, a 3D virtual Tour/video of this property has been commissioned to enable you to obtain a better picture of it before deciding to arrange a physical viewing. We accept no liability for the contents/omissions of the video/3D Tour and recommend a full physical viewing takes place before you take steps in relation to the property (including incurring expenditure).

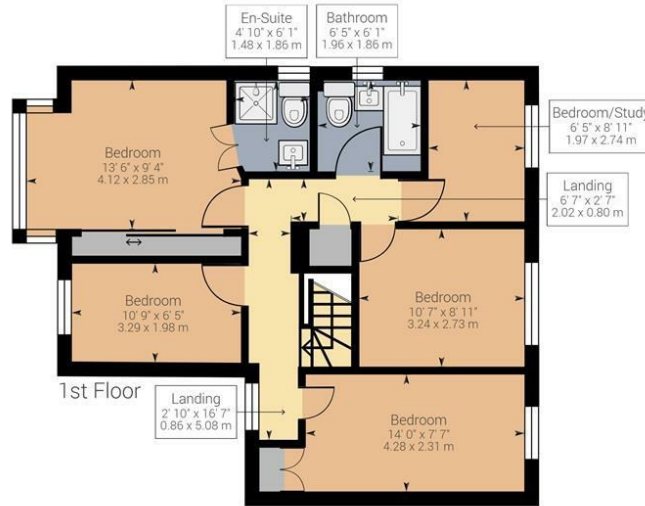
New Viewing Protocols

In light of Government guidance regarding Corona-virus - new restrictions are in place and must be adhered to should you wish to view this property. These include completing an online health declaration form, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own gloves as a minimum and other PPE as required. Further guidance will be given by our team.

Disclaimer:

These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Woolley & Parks Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property.





Approximate net internal area: 1132.8 ft² (1266.67 ft²) / 105.24 m² (117.68 m²)
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

