

# HUNTERS®

HERE TO GET *you* THERE



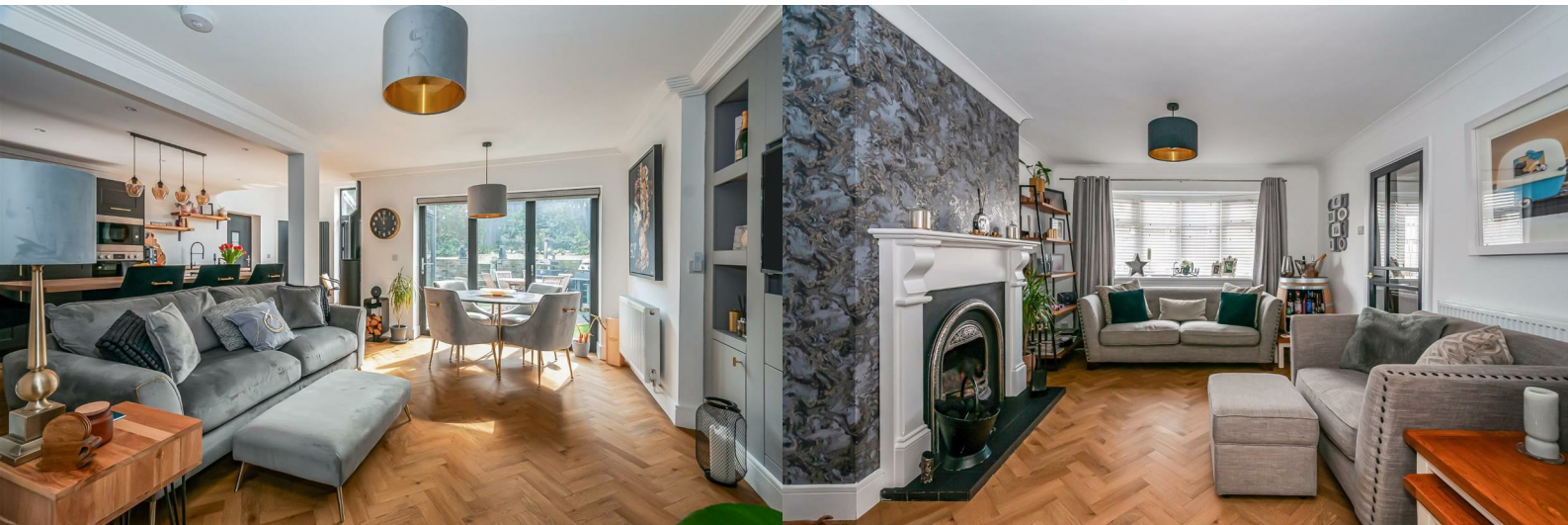
## Canada Drive

Cherry Burton, HU17 7SA

Offers In The Region Of £400,000



Council Tax: D





# 59 Canada Drive

Cherry Burton, HU17 7SA

## Offers In The Region Of £400,000



### Entrance Hall

UPVC front entrance door, stairs ascending to the first floor landing, radiator and power points.

### Downstairs Cloakroom

UPVC double-glazed window to the front aspect, part tiled walls, low flush WC, wall mounted wash hand basin, LVT flooring and radiator.

### Lounge

UPVC double-glazed bow window to the front aspect, pocket doors opening to the dining room, coving, LVT flooring, open feature fireplace, TV point and power points.

### Kitchen/Dining/family Room

UPVC double-glazed window to the rear aspect, bi-folding doors opening to the garden, coving, a range of wall and base units with work surfaces, tiled splash backs, island unit with breakfast bar feature, sink and drainer unit, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, feature log burning stove, media wall, boiler room, radiators and power points.

### Ground Floor Bedroom Two

UPVC double-glazed windows to the front and side aspects, radiator, TV point and power points.

### En-Suite Bedroom 2

Shower enclosure with power shower, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

### First Floor Landing

UPVC double-glazed window to the side aspect, coving, airing cupboard, loft access and power points.

### Bedroom One

UPVC double-glazed window to the side aspect, Velux windows to the rear aspect, media wall with fitted cabinets. walk around wardrobes, radiator and power points.

### En Suite

Free standing bath, tiled shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

### Bedroom Three

UPVC double glazed window to the front aspect, fitted wardrobes, radiator, TV point and power points.

### Bedroom Four

UPVC double-glazed window to the front aspect, laminate laid wood style flooring, radiator and power points.

### Bathroom

UPVC double-glazed window to the side aspect, coving, a three piece bathroom suite comprising; panel enclosed bath with mixer taps and mains shower over, low flush WC, wash hand basin with vanity unit and heated towel rail.

### Garden

Side entrance to the beautifully landscaped rear garden. This low maintenance design allows for maximum enjoyment. with Astroturf lawn, plant and shrub borders, paving, outside tap and outside lighting.

### Parking

A brick set driveway provides ample off road parking.

Wow! That's the only way to describe this stunning four-bedroom detached home, which has been completely transformed with an architect-designed extension. Boasting a stylish interior, beautifully landscaped gardens, and a luxurious master suite that feels like a private retreat, this exceptional home has been finished to the highest standard with no expense spared.

Designed for modern living, the impressive open-plan kitchen, dining, and family area is the heart of the home—perfect for entertaining or relaxing. A versatile ground-floor bedroom with en-suite facilities offers flexible living arrangements, ideal for guests or multi-generational living.

This home truly has something for everyone, blending contemporary elegance with practical living spaces.



Road Map



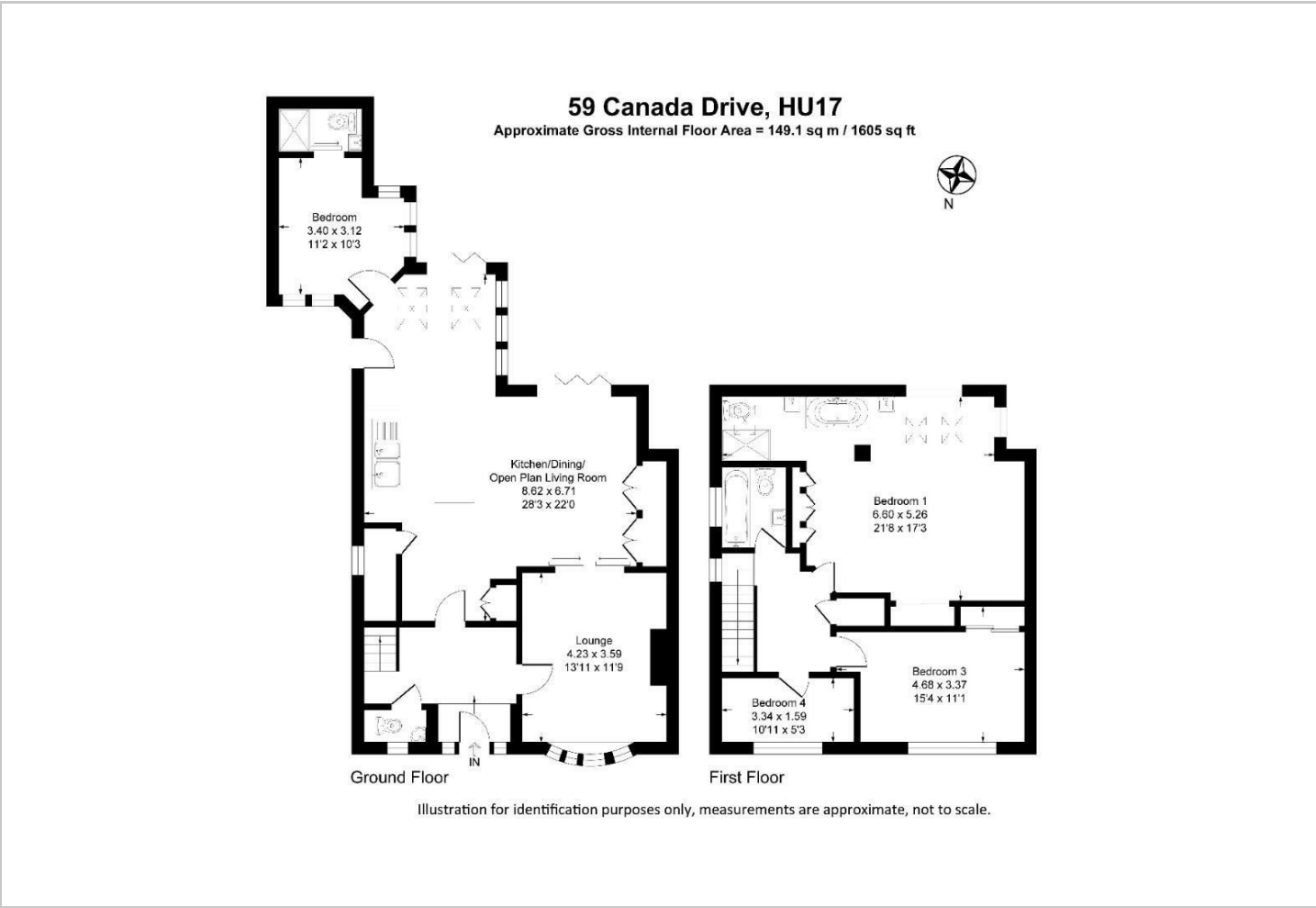
Hybrid Map



Terrain Map



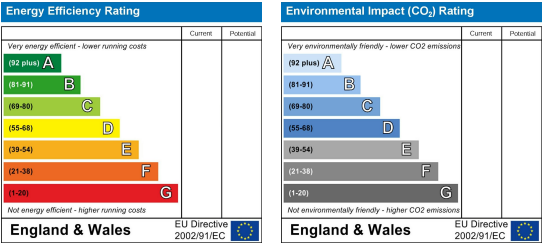
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.