

HUNTERS®

HERE TO GET *you* THERE



HUNTERS®

Wren Close

Beverley, HU17 8GH

Offers In The Region Of £255,000

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Council Tax: C



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Entrance Hall

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

Downstairs WC

Radiator, low flush WC, wash hand basin with pedestal and extractor fan.

Lounge

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

Kitchen/Diner

UPVC double-glazed window to the rear aspect, a range of wall and base units with roll top work surfaces, tiled splash backs, electric oven and hob, extractor hood, integrated washer/dryer, integrated dishwasher, integrated fridge, sink and drainer unit, under-stairs cupboard, cupboard house boiler, power points and French doors opening to the garden.

Landing

Radiator, airing cupboard, loft access and power points.

Bedroom 1

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

En-suite

UPVC double-glazed window to the side aspect, tiled shower cubicle with electric shower, Low flush WC, wash hand basin with pedestal, heated towel rail, shaver point and extractor fan.

Bedroom 2

UPVC double-glazed window to the rear aspect, radiator, TV point and power points.

Bedroom 3

UPVC double-glazed window to the front aspect, radiator and power points.

Bathroom

UPVC double-glazed window to the rear aspect, heated towel rail, three piece bathroom suite comprising; panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, part tiled walls and extractor fan.

Garden

Side entrance to the rear garden, with paved patio, shed, wild flower meadow, outside tap and lights.

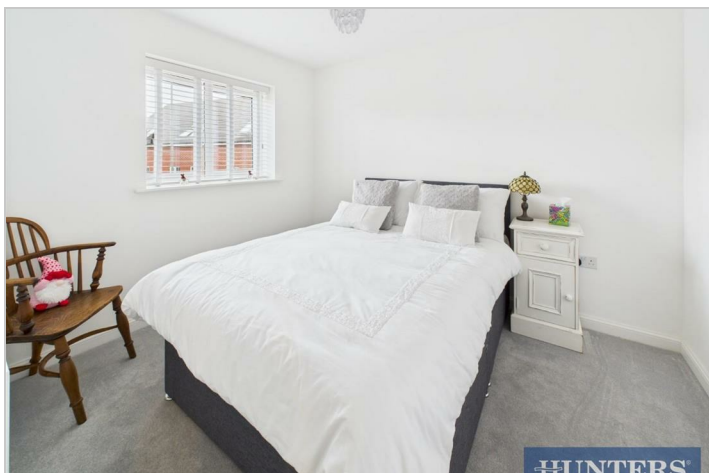
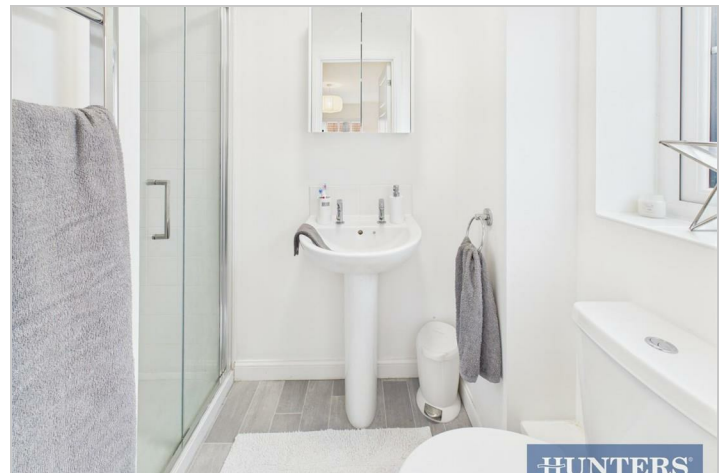
Parking

There is a driveway in front of the property to provide off road parking for two vehicles.

NO ON-WARD CHAIN - A fantastic opportunity to purchase this spacious and light-filled three-bedroom semi-detached home, beautifully positioned in a peaceful cul-de-sac within the sought-after Fallows Park development, just off Lincoln Way in Beverley. Perfect for first-time buyers or those looking to downsize, this warm and welcoming home is ready to move straight into—simply unpack and enjoy.

Inside, the stylish and contemporary interior comprises an inviting entrance hall, a generously sized and naturally bright living room, a well-equipped kitchen/diner ideal for everyday living and entertaining, and a convenient ground-floor WC. Upstairs, the first-floor landing leads to three bedrooms, including a master with its own modern en-suite, as well as a sleek family bathroom.

Outside, the property features a charming, low-maintenance wild flower meadow with an extended patio area and shed, ideal for relaxing or social gatherings while a private driveway offers off-road parking for two vehicles.



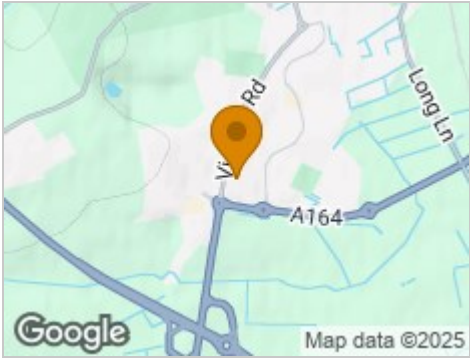
Road Map



Hybrid Map



Terrain Map



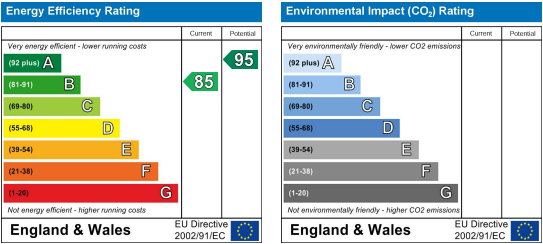
Floor Plan



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.