

HUNTERS®

HERE TO GET *you* THERE



Poplars Way

Beverley, HU17 8PU

Asking Price £495,000



Council Tax: E



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Entrance Hall

Double-glazed composite front entrance door, power points and stairs ascending to the first floor landing.

Downstairs WC

Low flush WC, wall mounted wash hand basin, picture rail and radiator.

Living Room

UPVC double-glazed window to the front aspect, coving, radiators, gas feature fireplace, Karndean flooring, TV point and power points opening leading through to the Orangery.

Orangery

UPVC double-glazed windows to the rear aspect, French doors opening to the garden, radiators, Karndean flooring and power points.

Kitchen

UPVC double-glazed windows to the front and side aspects, radiator, a range of wall and base units with work surfaces, tiled splash backs, breakfast bar, sink and drainer unit, electric oven and hob, extractor hood, integrated fridge / freezer, plumbed for dishwasher, integrated washing machine, radiator and power points.

Studio / Home office

This is the ideal space for working from home a perfect studio, home office or consulting room, with UPVC French doors opening to the side, it allows you to greet clients separately, providing privacy to the rest of the home. Radiator, TV point and power points.

FIRST FLOOR LANDING

Loft access and power points.

BEDROOM 1

UPVC double-glazed window to the front aspect, fitted wardrobes, radiator, laminate wood style flooring, TV point and power points.

EN SUITE

UPVC double-glazed window to the front aspect, tiled flooring, heated towel rail, tiled flooring, tiled shower cubicle with mains shower, low flush WC, wash hand basin with vanity unit, part tiled walls and extractor fan.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Currently used as a dressing room with fitted wardrobes and draws, UPVC double-glazed window to the side aspect, radiator and power points.

Bathroom

UPVC double-glazed window to the side aspect, three piece bathroom suite comprising; bath with mixer taps and shower attachment, low flush WC, wash hand basin with pedestal and heated towel rail.

Garden

The property sits on a large corner plot and has beautifully landscaped gardens that wrap around, with sunken patio lights the outside has the perfect mood lighting for relaxing or entertaining with family and friends. Side access to the rear garden with large patio, lawn, plant and shrub borders, outside lights, water feature and tap.

Tel: 01482 861411

A SENSATIONAL FOUR BEDROOM DETACHED HOME OCCUPYING AN ENVIABLE CORNER POSITION!

This stylish, modern home really does give you that wow factor from the moment you step through the front entrance door. Upgraded, re-modelled and extended by its current vendor, to an exceptionally high standard throughout, it really is a home to be proud of.

Located close to the stunning Westwood pastures and only a short walk to the vibrant town centre, you can sample the very best of Beverley by foot.

From the array of local and high street shops, cafes, restaurants, theatre, train and bus stations, to some of the towns highly regarded primary and secondary schools. It is easy to see why this is a popular choice for families or even those looking to down size into something a little special.

The property itself has a flexible layout arranged over two floors briefly comprising: entrance hall, downstairs WC, wonderful open plan lounge leading to the orangery, kitchen / diner and studio or home office with its own entrance. Four good size bedrooms with the master having En-suite facilities and house bathroom are located off the first floor landing. Externally the property has beautifully landscaped gardens to the front, sides and rear and driveway providing off road parking.

Viewings are strongly recommended to fully appreciate all this property has to offer.



Road Map



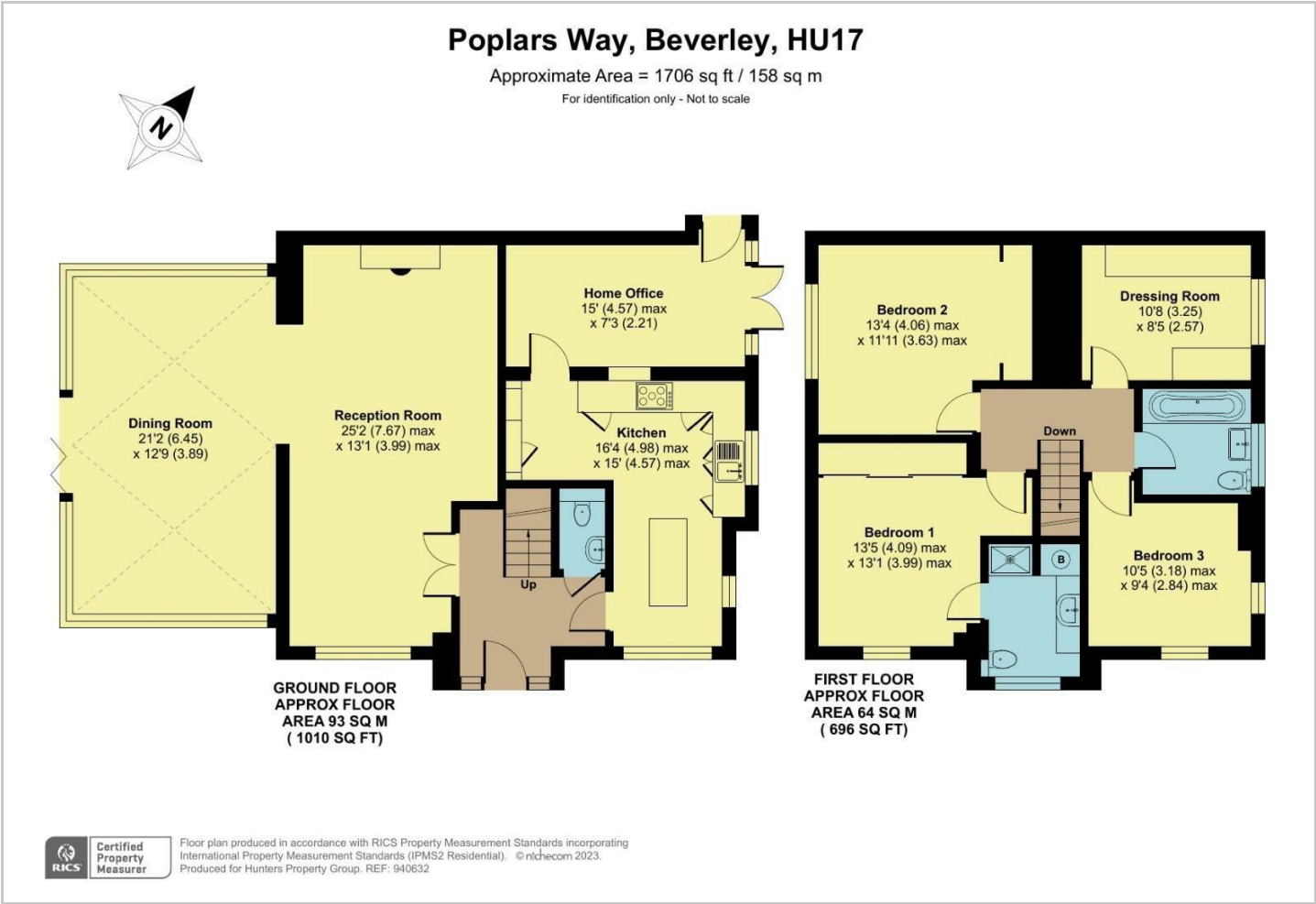
Hybrid Map



Terrain Map



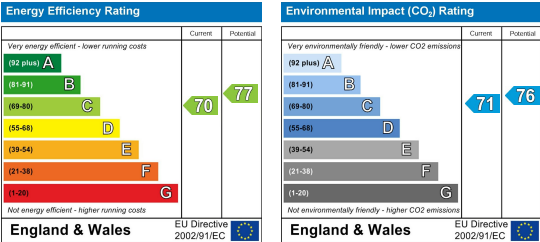
Floor Plan



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.