



Drumlin House West End, Walkington, Beverley, East Yorkshire, HU17 8SX

Villawood Homes are delighted to introduce to the market Drumlin House, a brand new detached bespoke individually designed home set on an a fabulous private elevated plot in the conservation area of Walkington, one of the most desirable villages in East Yorkshire.

Drumlin House offers the very best of modern living with this unique split level home designed to exceed the expectations of today's sophisticated home buyer. Traditional build quality blends with contemporary styling and offers exceptionally high specification throughout. A generous Entrance Hall leading to both lower ground and ground floors, four Bedrooms with En-suite and Dressing Room to Master, stunning versatile open plan Living, Kitchen and Dining Room with roof light and feature glazing onto private gardens. Family Bathroom with free standing bath and separate shower, Cloakroom with walk in shower, Utility Room and Boiler Room, attached double garaging with access to the Entrance Hall. The lower ground floor bedroom could easily be adapted for an alternative use as a cinema/games, study or snug room.

A rare purchase opportunity within the sought after village of Walkington. The village is centred around the picturesque village pond and offers a range of amenities including Primary School, public houses, general store with post office and Grade II Listed 12th Century church. The ideal village location with the historic town of Beverley and the Westwood Pastures approximately 2 miles away, and with travel links to the M62 and direct train services from the nearby railway station in Beverley.

£695,000

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ACCOMMODATION COMPRISES

LOWER GROUND FLOOR

SPACIOUS ENTRANCE HALL

13'1" x 12'1" (4.00 x 3.70)
With spacious cloaks cupboard.

BEDROOM FOUR

13'11" x 11'11" (4.25 x 3.65)

SHOWER / WET ROOM

With large walk-in shower, wash basin, low flush WC, towel warming radiator and extractor fan.

SEPARATE UTILITY ROOM

7'10" x 6'6" (2.40 x 2.00)
Space and plumbing for both automatic washing machine and tumble dryer.

BOILER ROOM

FEATURE HARDWOOD STAIRCASE LEADS TO;

GROUND FLOOR

SPACIOUS OPEN PLAN LIVING DINING KITCHEN

33'7" x 18'4" max (10.25 x 5.60 max)

LOUNGE

18'4" x 13'5" (5.60 x 4.10)
With feature wood burning stove and elevated position with outlook over private garden area.

DINING KITCHEN

20'2" x 18'4" (6.15 x 5.60)
With quality fitted kitchen supplied by OKI kitchens of Willerby (see specification).

THREE BEDROOMS AND TWO BATHROOMS

The flexibility and arrangement of the accommodation allows for further reception room upstairs, or the utilisation of a bedroom for an office or study.

MASTER SUITE

MASTER BEDROOM

13'7" x 13'1" (4.15 x 4.00)
With feature corner window.

DRESSING ROOM

8'5" x 8'2" (2.57 x 2.50)
Communicates to;

ENSUITE SHOWER ROOM

With large walk-in shower, wash basin, low flush WC, towel warming radiator and extractor fan.

BEDROOM TWO

11'3" x 10'9" (3.45 x 3.30)
This bedroom is enhanced by the individual architect feature of the walk-in box window.

BEDROOM THREE

10'9" x 9'8" (3.30 x 2.95)

FAMILY BATHROOM

9'8" x 6'4" (2.95 x 1.95)
With a feature free standing bath, separate shower cubicle, low flush WC, wash basin, towel warming radiator and extractor fan.



OUTSIDE

A gravelled entrance drive gives access to a brick set forecourt and entrance to the main house and double attached garage. The topography of the site provides contours and levels, and the garden is set in a 'U' shape with east, south and west aspects. The main garden is situated to the east and south and there is access from the ground floor level as well as the lower ground floor level to the garden area. The redevelopment of a back land development plot has created an opportunity to establish a new build dwelling in an establish planted garden.

GARAGE

19'8" x 16'4" (6.00 x 5.00)

With electrically operated garage door.

TENURE :

We understand the Tenure of the property to be Freehold.

SERVICES :

Mains water, gas, electricity and drainage are connected. Double glazing and gas central heating are installed.

VIEWINGS :

Strictly by appointment with sole selling agents, Stanifords, Beverley Office - Tel: (01482) - 866304.

AGENTS NOTE

During the stage of construction if a purchaser was to exchange contracts prior to any of the construction stages, then a choice and influence could be exercised with the builder for the likes of Kitchen units, Kitchen arrangement, Bathroom fittings, Bathroom arrangement, as well as decoration and the opportunity for extras such as; fitted bedroom furniture, additional lighting and socket points and any personalisation that an incoming purchaser would seek to include.

SPECIFICATION

EXTERIOR SPECIFICATION

- Attached double garaging with internal access to the home, electrically operated garage door, lighting and sockets.
- Private gravelled driveway with a mixture of hedging and walling to provide privacy leading to quality blocked paving to ample parking area in front of garage and access to front door.
- Generous contoured landscaped gardens to this one fifth of an acre plot set to South, East and West elevations include stylish quality paving to patio areas and contemporary fencing to rear boundary.
- Contemporary grey finish aluminium glazing throughout to include 3 sets of sliding patio doors to main living area.
- Stylish external lighting to front and rear elevations with external electrical socket and water tap.

INTERIOR SPECIFICATION

- Fashionable front entrance door with 5 point security locking system.
- Contemporary hardwood staircase with feature under tread lighting and glass balustrading to landing area.
- Designer fitted kitchen by "OKI" kitchens of Willerby. Contemporary units including grand island with pendant lighting over together with opening feature roof light.
- Extensive range of built in appliances and refrigeration equipment to the kitchen area as well as space and plumbing for washing machine and tumble dryer to the utility room. The top end appliances include Siemens oven, combination microwave, warming drawer, induction hob, and air extraction unit. Integrated fridge, freezer, wine cooler and dishwasher. Designer sink and Quooker mixer tap. Solid surface worktops.
- Modern styled log burner to living area.
- Stainless steel sockets and light switches throughout excluding garage and utility area where standard fittings will be installed.
- Master bedroom with feature corner window, walk in dressing room area leads to a beautifully appointed stylish en-suite with large walk in shower, sink, vanity unit and WC. Fully tiled with towel warming radiator.
- Family bathroom includes free standing bath, separate shower, sink and WC with contemporary tiling and towel warming radiator.
- Lower ground cloak room/wet room to include walk in shower, sink and WC, fully tiled and towel warming radiator.
- Carpets and floor tiling included.
- Energy efficient gas fired central heating system to include for underfloor heating to lower ground floor and Living/Kitchen Dining area. Feature radiators to ground floor bedrooms.
- Comprehensive pre-wiring for multi-room T.V system.
- Fitted with security intruder alarm system.
- Contemporary coloured matt finish to internal walls, satin finish to woodwork.
- Internal doors - contemporary pre-finished flush doors and stylish brushed chrome hardware.

If there is anything within the specification that you wish to discuss, then we are happy to discuss your requirements with you.

10 YEAR HOUSE BUILDERS GUARANTEE





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