



Beeches, Sheriff Highway, Hedon, HU12 8HA

FINE & COUNTRY

BEECHES - A SPACIOUS DETACHED HOME IN A FRIENDLY COMMUNITY



Welcome to The Beeches, a delightful FOUR BEDROOM DETACHED PROPERTY located in a small, private development just a short stroll from Hedon town centre.

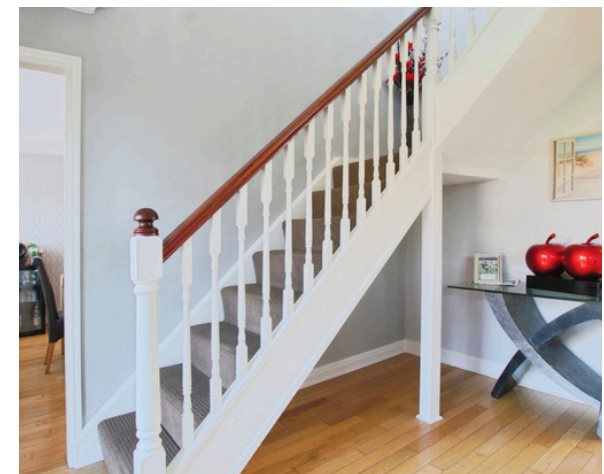
This wonderful home is just a short stroll from Hedon town centre, where you'll find an array of SHOPS, PUBS, RESTAURANTS, and SCHOOLS. There are lovely RURAL WALKS and TRAILS nearby, perfect for exploring the beautiful countryside.

The accommodation includes an ENTRANCE HALL, a spacious LOUNGE, a DINING ROOM, a sunny GARDEN ROOM, and an OPEN PLAN KITCHEN with a BREAKFAST DINING AREA. The GROUND FLOOR GYMNASIUM can easily be transformed into another RECEPTION ROOM or even a BEDROOM if needed.

Completing the ground floor is a handy UTILITY ROOM and a convenient GROUND FLOOR WC.

Upstairs, you'll find FOUR BEDROOMS, an EN-SUITE to the MASTER, and a modern HOUSE BATHROOM.

With plenty of PARKING and welcoming LAWNED GARDENS to both the front and rear, this property is a superb choice for a growing family or anyone seeking a spacious detached home in a fantastic location.





From the Agent's Perspective

The Beeches is a fantastic opportunity for anyone looking for a welcoming family home in a highly sought-after area. With its thoughtful layout and generous space, this **FOUR BEDROOM DETACHED HOME** offers a comfortable living environment that can adapt to your needs.

The **LOCATION** is simply unbeatable, being close to Hedon town centre while still providing a sense of peace and privacy.

The various **RECEPTION ROOMS** are perfect for family gatherings or quiet evenings in, and the **GROUND FLOOR GYMNASIUM** offers flexibility for growing families.

The potential to convert this space into an additional bedroom is a huge bonus. The lawned gardens are ideal for outdoor play, or just relaxing under the sun.

Overall, The Beeches is an exceptional property that caters to modern family living while retaining a friendly and community atmosphere.



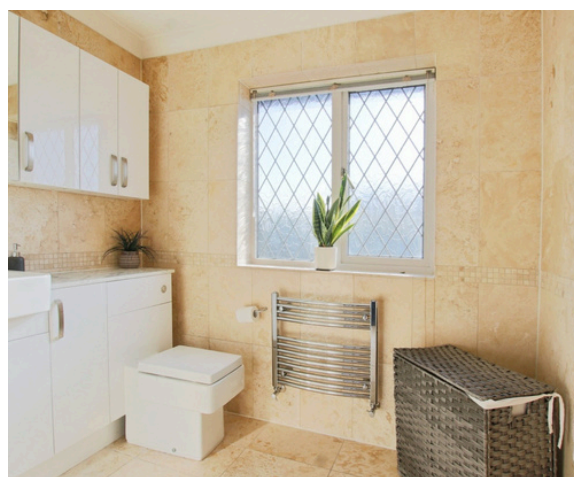
From the Client's Perspective

Living at The Beeches will be such a pleasure! The moment you step inside, you'll feel right at home. The space feels both cozy and inviting, perfect for family life. The LOUNGE is lovely for relaxing after a long day and having family meals in the DINING ROOM will become your new favourite tradition.

You'll really enjoy the SUNNY GARDEN ROOM, which is great for enjoying morning coffee or reading a good book. The KITCHEN is well-equipped and perfect for whipping up delicious meals while chatting with friends and family.

You could even make good use of the GROUND FLOOR GYMNASIUM for exercise or transform it into a playroom for the kids! The four BEDROOMS will provide enough space for everyone, and having an EN-SUITE will be such a luxury. Plus, the front and rear gardens are a lovely spot for summer barbecues.

Being just a short walk from Hedon town centre means you'll have everything you need right at your fingertips. Life at The Beeches will truly feel wonderful!



Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

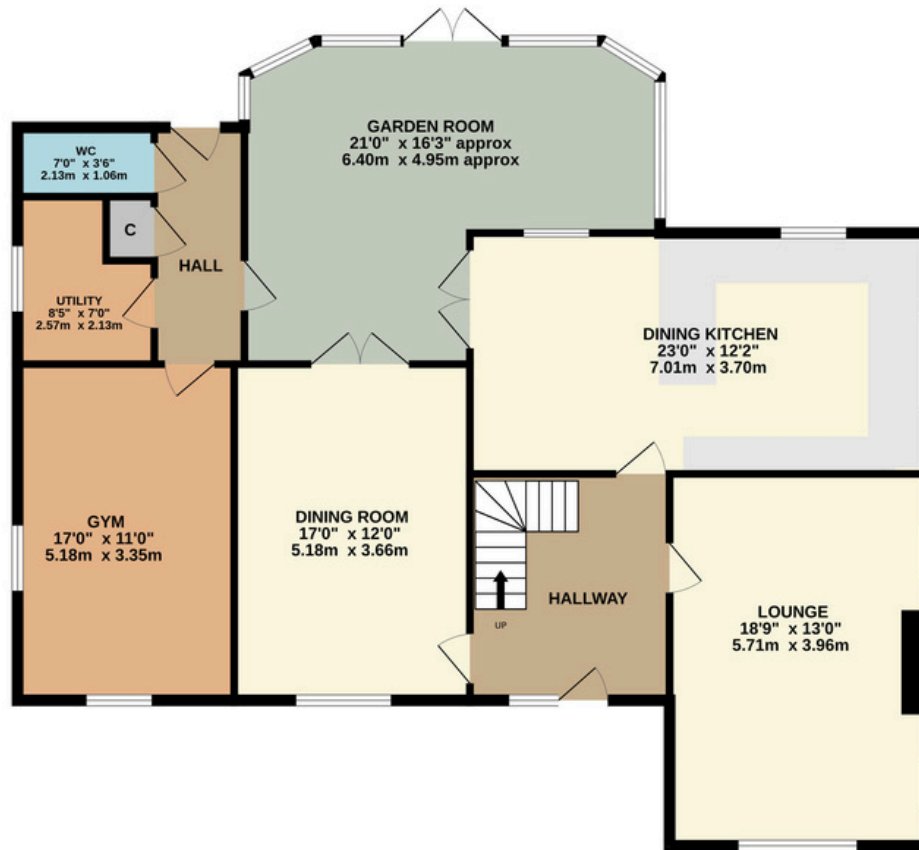
Strictly by appointment with the sole agents.

Mortgages

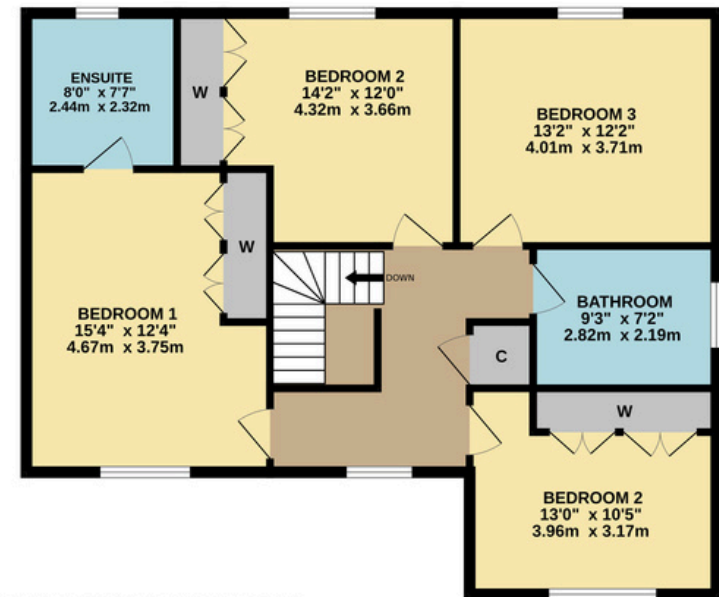
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1429 sq.ft. (132.8 sq.m.) approx.



1ST FLOOR
883 sq.ft. (82.1 sq.m.) approx.



SHERIFF HIGHWAY, HEDON, HU12 8HA

TOTAL FLOOR AREA : 2312 sq.ft. (214.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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