Beaumont Village Silverlake Warmwell Road

Crossways | | DT2 8FU

Hull Gregson Hull

A Stunning Waterside Retreat with Exceptional Entertaining Space

Positioned directly overlooking the tranquil waters of Silverlake, this exceptional four-bedroom residence offers a rare combination of contemporary style, beautifully presented interiors and an enviable waterside lifestyle. The property is arranged over three levels and extends to approximately 2,429 sq ft, with the accommodation thoughtfully designed around its spectacular setting. From the moment you enter, there is a strong sense of light, space and connection with the outdoors, with extensive glazing providing captivating views across the lake.

KEY FEATURES

- *Exceptional Four-Bedroom Waterside Residence*
- *Approx. 2,429 Sq Ft of Accommodation*
- *Outstanding Private Roof Terrace*
- *High Income Opportunity*
- *Expansive Open-Plan Living Space*
- *Contemporary Kitchen with Integrated Appliances*
- *Characterful Wood-burning Stove*
- *Exclusive Use of Hurricane Spa for Owner's Only*
- *Private Balconies to Primary and Second Bedrooms*
- *Peaceful and Highly Desirable Setting*

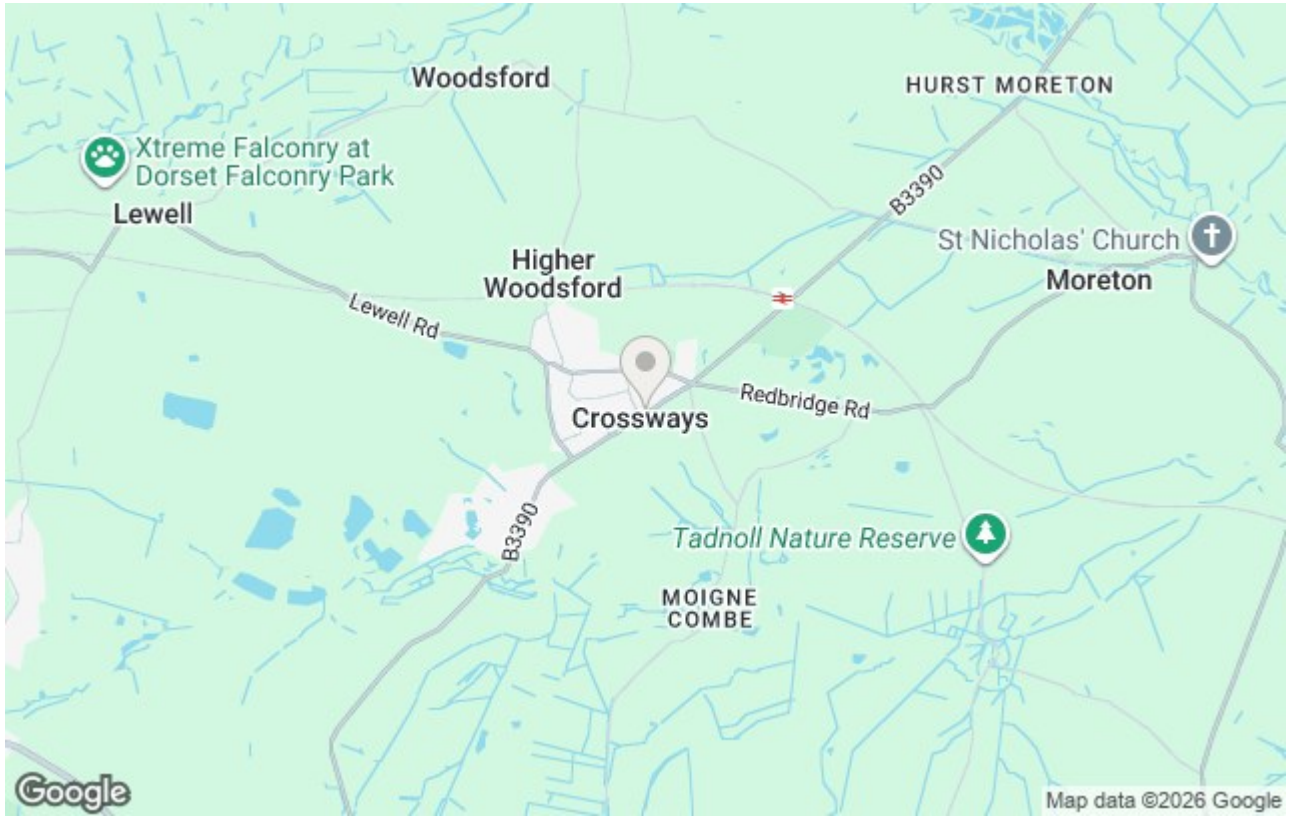
The principal living area is an impressive and highly versatile space, combining comfortable seating, dining and entertaining areas within one beautifully proportioned setting. Floor-to-ceiling glazing wraps around the room, creating an exceptional sense of openness while bringing the ever-changing waterside landscape into the home. A contemporary wood-burning stove adds warmth and character, creating a particularly inviting focal point. The stylish fitted kitchen has been finished to a high standard, combining sleek cabinetry, integrated appliances and generous work surfaces. Designed with both entertaining and everyday living in mind, it opens naturally towards the principal living space and enjoys the same wonderful outlook.

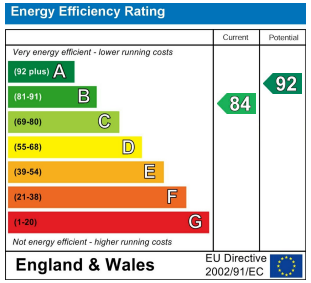
A separate snug provides a more intimate retreat, ideal for relaxing, reading or enjoying quieter evenings away from the main living space. The first floor provides four well-appointed bedrooms, with several rooms benefiting from extensive glazing and direct access to private balcony space. The bedrooms are calm and comfortable, with the outlook providing a particularly appealing backdrop.

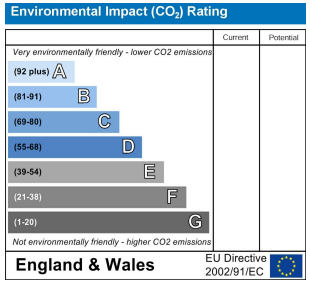
Outdoor living is a defining feature of the property. The substantial private roof terrace extends to approximately 752 sq ft and has been thoughtfully arranged for entertaining and relaxation, with generous seating areas, dining space, hot tub, and uninterrupted views across the lake, as well as a step platform to the lake itself. Whether hosting friends, enjoying an evening drink or simply taking in the peaceful surroundings, it provides an exceptional extension of the living accommodation.

The additional balconies further enhance the relationship with the water, while the elevated position allows the property to make the most of the surrounding landscape.

With its combination of sophisticated interiors, extensive glazing, multiple outdoor spaces and spectacular waterside setting, this is a home that offers something genuinely distinctive.







Living Area 19'5" x 21'4"

Kitchen

Hallway 15'1" x 4'1"

Snug 12'5" x 8'1"

Ground Floor Shower Room

Bedroom One 10'11" x 10'4"

Bedroom Two 10'9" x 10'4"

Bedroom Three 13'11" x 9'2"

Bedroom Four 13'11" x 10'4"

Roof Terrace

Additional Information.
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.
We have been advised by the vendor that The Estate Premium and Conservation and Service charges for 2026 are as follows:- Estate and Conservation approximately £1836, and Service charge approximately: £6874.54.

Property type: House
Property construction: SIP
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Air Source Heat Pump
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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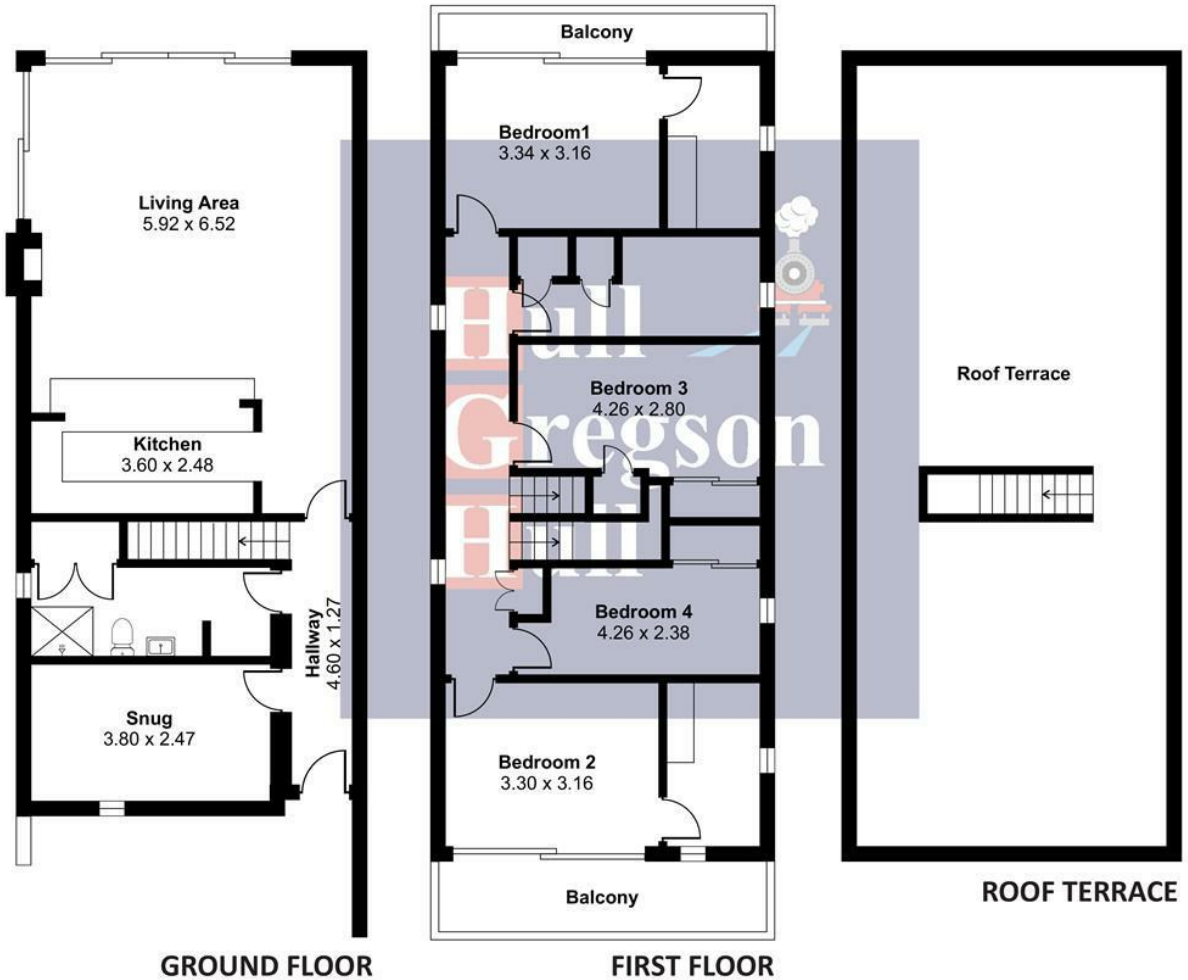
Beaumont Village, Silverlake, Warmwell Road, Crossways, DT2 8FU

Approximate Ground Floor Area =788.38 sq ft / 73.86 sq m
Approximate First Floor Area =887.64 sq ft / 83.16 sq m
Approximate Roof Terrace Area =752.62 sq ft / 70.51 sq m
Approximate Total Area =2428.64 sq ft / 227.53 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

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