

# Whitakers

Estate Agents



## 32 Canada Drive, HU17 7RH

**£410,000**

Located in the highly desirable village of Cherry Burton, this exceptional detached dormer bungalow has been thoughtfully transformed to a high standard. Originally a two-bedroom true bungalow, it now offers five beautifully appointed bedrooms and stylish, contemporary accommodation designed for modern family living, all within a sought-after residential setting.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge, and fitted kitchen. The ground floor also features a fitted master bedroom and second bedroom, both serviced by a shower room furnished with a four-piece suite.

A fixed staircase leads to the first floor, where two generous double bedrooms each enjoy the luxury of their own en-suite shower room, alongside a well-proportioned fifth bedroom.

Externally the property occupies a generously sized plot with a wrap around garden to all aspects. To the front approach, there is a block paved courtyard with boundary fencing and hedging to the surround. A resin side drive accommodates off-street parking, and extends down the side of the property towards the detached garage, and enclosed rear garden which is complimented with a patio eating area.

The accommodation comprises

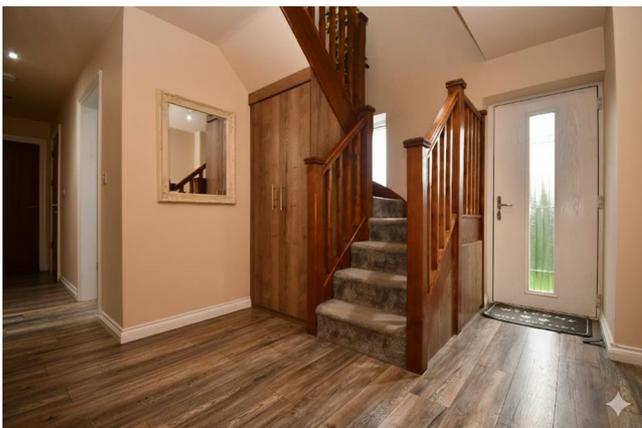
Front external



Externally to the front aspect, there is a block paved courtyard with boundary fencing and hedging to the surround. A resin side drive accommodates off-street parking, and extends down the side of the property towards the detached garage.

Ground floor

Hallway



Composite glazed entrance hall, UPVC double glazed window, two central heating radiators, under stairs storage cupboard, and laminate flooring. Leading to :

Lounge 23'4" x 12'1" (7.13 x 3.69 )



UPVC double glazed windows, central heating radiator, fireplace with slate inset / hearth and wooden surround, and laminate flooring.

Kitchen 13'10" x 11'9" (4.22 x 3.59 )



Composite double glazed door, UPVC double glazed window, central heating radiator, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, fridge-freezer, wine cooler and dishwasher.

Utility room 7'3" x 11'9" (2.21 x 3.59 )



UPVC double glazed window, central heating radiator, and laminate flooring; fitted with floor level units, worktop with splashback up stand above, sink with mixer tap, and plumbing for a washer and a dryer.

Bedroom three 13'4" x 11'8" (4.08 x 3.57 )



UPVC double glazed window, central heating radiator, fitted wardrobes and cupboards with desk below, and laminate flooring.

Bedroom five 12'10" x 11'2" (3.92 x 3.41 )



UPVC double glazed window, central heating radiator, and laminate flooring

Bathroom



UPVC double glazed window, central heating radiator, and fully tiled; furnished with a four-piece suite comprising jacuzzi bath with mixer tap, walk-in enclosure with mixer shower and waterfall feature, vanity wash basin with mixer tap, and low flush W.C.

First floor

Landing

UPVC double glazed window, and carpeted flooring. Leading to :

Bedroom one 17'3" x 12'0" (5.28 x 3.66 )



UPVC double glazed French doors, two roof style windows, central heating radiator, fitted wardrobes, storage in the eaves, and laminate flooring.

Bedroom one en-suite



UPVC double glazed window, two central heating radiators, and fully tiled; furnished with a three-piece suite comprising walk-in enclosure with mixer tower and waterfall feature, vanity sink with mixer tap, and low flush W.C.

Bedroom two 17'3" x 14'0" (5.28 x 4.29 )



UPVC double glazed French doors, two roof style windows, two central heating radiators, fitted wardrobes, built-in storage cupboard, storage in the eaves, and laminate flooring.

### Bedroom two en-suite



UPVC double glazed window, central heating radiator, and fully tiled; furnished with a three-piece suite comprising walk-in enclosure with mixer shower and waterfall feature, and low flush W.C.

### Bedroom four



Two roof style windows, central heating radiator, storage in the eaves, and laminate flooring.

### Rear external



A resin side drive accommodates off-street parking, and extends down the side of the property towards the detached garage, and enclosed rear garden which is complimented with a patio eating area.

### Garage

Accessed via an up-and over-door, and with connection to lighting / power.

### Aerial view of the property

### Land boundary

### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - CHB012032000

Council Tax band - D

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 3 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

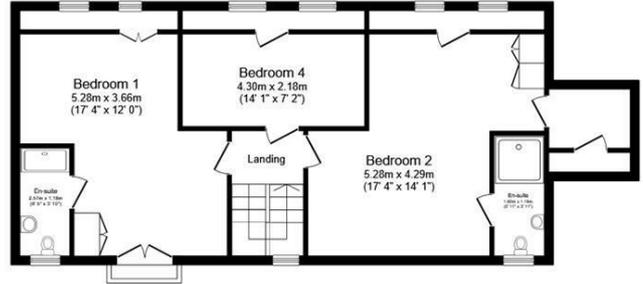
### Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan



**Ground Floor**  
 Floor area 102.1 sq.m. (1,099 sq.ft.)

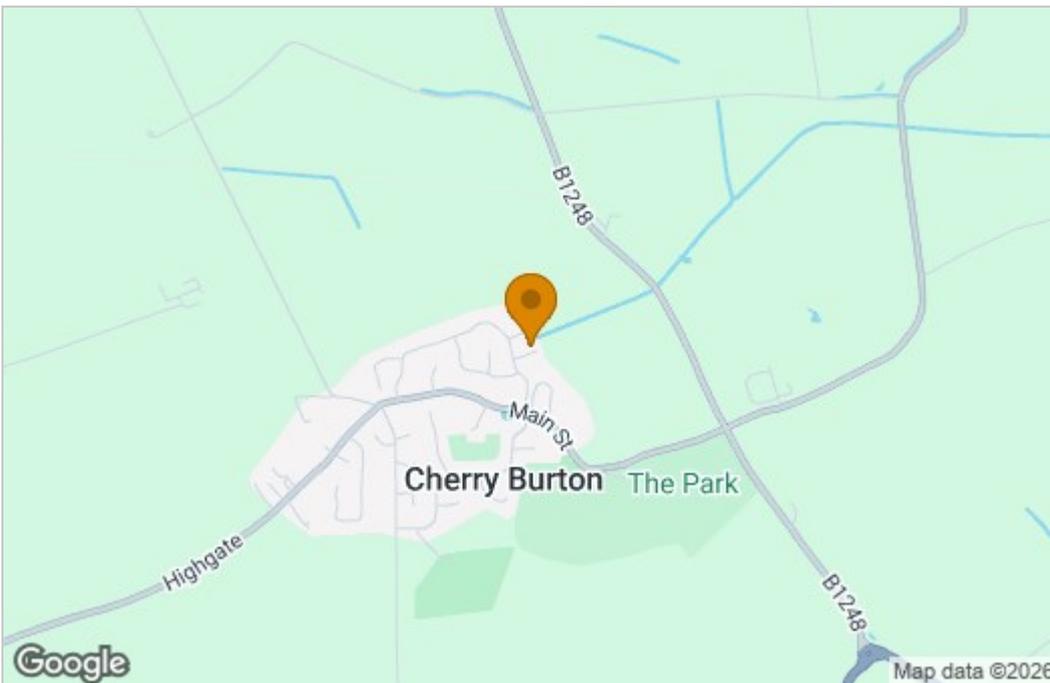


**First Floor**  
 Floor area 76.2 sq.m. (820 sq.ft.)

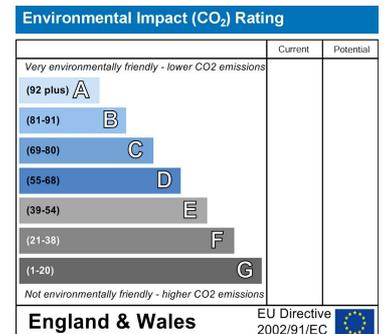
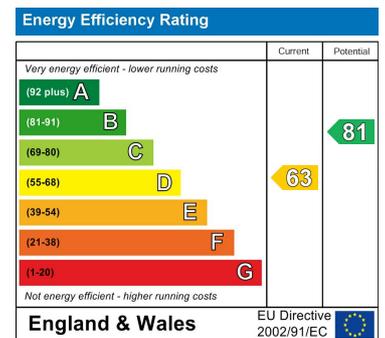
Total floor area: 178.3 sq.m. (1,919 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph



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