



Sunnybank Road, Greetland, HX4 8JP
£475,000

E&H Holmes
ESTATE AGENTS

The unassuming exterior belies the stylish and modern interior of this spacious four/five bedroom, detached, family home in Greetland with far reaching views. Offering flexible living accommodation with a spacious living/dining kitchen plus two further rooms on the ground floor, currently used as a lounge and office but equally able to be used as bedrooms. With the modern convenience of both a utility room and cloakroom, master bedroom with both dressing room and en-suite and attractive exposed beams in many of the rooms, this is an ideal home for a growing family.

The accommodation, in brief, comprises: Entrance hall, living/dining kitchen, utility and cloakroom. lounge/bedroom five and office/bedroom four to the ground floor. To the lower level is the master bedroom with dressing room and en-suite, two further double bedrooms and the house bathroom along with a hallway with bi-fold doors leading to the enclosed, low maintenance garden with access to underdrawing storage. The gated driveway offers driveway parking for two cars.



Ground Floor:

Entrance Hall

Exposed beams. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Boiler. UPVC double glazed window to side elevation.

Lounge 13'7" x 14'4" (4.161 x 4.375)

Feature fireplace. Radiator. UPVC double glazed window to side elevation.

Living / Dining Kitchen 25'5" x 18'0" (7.770 x 5.505)

Fitted kitchen with wall and base units. Composite one bowl sink. Solid wood work surfaces. Island. Electric eye level oven. Five ring gas hob. Plumbing for dishwasher. Exposed ceiling beams. Two radiators. Two UPVC double glazed windows to rear and side elevations.

Utility Room 8'9" x 6'10" (2.685 x 2.086)

Base units. Plumbing for washing machine. Loft access (part boarded).

Lower Ground Floor:

Hall

Stairs from entrance hall. Designer radiator. Bi-fold doors.

Bedroom One 10'10" x 10'5" (3.308 x 3.192)

Exposed ceiling beams. Radiator. UPVC double glazed window to side elevation.

Dressing Room 11'9" x 6'3" (3.584 x 1.923)

Designer radiator.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Extractor fan. Towel radiator.

Bedroom Two 9'8" x 16'11" (2.950 x 5.174)

Exposed ceiling beams. Radiator. UPVC double glazed window to side elevation.

Bedroom Three 11'8" x 12'3" (3.560 x 3.736)

Exposed ceiling beams. Radiator. UPVC double glazed window to side elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Fully tiled. Towel radiator. Extractor fan.

Parking

Driveway parking for two cars.

Rear Garden

Enclosed artificial lawn and patio garden. Underdrawing storage.

Council Tax Band

D

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
hands.expert.option

Disclaimer

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