

HUNTERS[®]

HERE TO GET *you* THERE



Oriel Close

Walkington, HU17 8YD

Asking Price £375,000



Council Tax: D



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ENTRANCE HALL

UPVC front door, window to the side aspect, coving, understairs cupboard, radiator, power points and stairs to the first floor landing.

DOWNSTAIRS TOILET

UPVC window to the front aspect, radiator, low flush WC and wall mounted wash hand basin.

STUDY

UPVC window to the side aspect, radiator and power points.

LOUNGE

UPVC bay window to the front aspect, coving, radiator, feature fireplace with multifuel burner, TV point and power points.

KITCHEN/DINER

Opening onto the diner, UPVC window to the rear aspect, Amtico flooring, radiator, range of wall and base units with work surfaces, tiled splash back, breakfast bar feature, integrated washing dishwasher, sink under counter, electric oven with combi microwave, electric hob, integrated wine cooler, coffee machine and power points.

UTILITY ROOM

UPVC window to the rear aspect, range of wall and base units with roll top work surfaces, integrated fridge/freezer, space for washing machine, sink and drainer unit, power points and door to the side aspect.

FIRST FLOOR LANDING

Loft access, boiler, part boarded and power points.

BEDROOM ONE

UPVC window to the rear aspect, coving, radiator, TV point and power points.

DRESSING ROOM/FOURTH BEDROOM

A installation of a stud wall would allow this room to become a fourth bedroom. UPVC window to the front aspect, fitted wardrobes, radiator and power points.

BEDROOM TWO

UPVC window to the rear aspect, fitted wardrobes, TV point and power points.

BEDROOM THREE

UPVC window to the front aspect, fitted wardrobes, radiator, TV point and power points.

BATHROOM

UPVC window to the front and rear aspect, radiator, tiled flooring with underfloor heating, three piece bathroom suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, wash hand basin with tiled walls and shaver point.

CONSERVATORY

UPVC window to the rear aspect, Bi folding doors onto the garden, electric panel heater, TV point and power points.

GARDEN

Astroturf, plant and shrub borders, low maintenance garden, wooden shed, brick build bar, pizza oven, BBQ, outside hot and cold tap, side entrance.

GARAGE

Electric roller door with power and lighting.

DRIVEWAY

Private driveway with parking for multiple vehicles.

Material Information - Hunters Beverley

Tenure Type; Freehold
Council Tax Banding; D

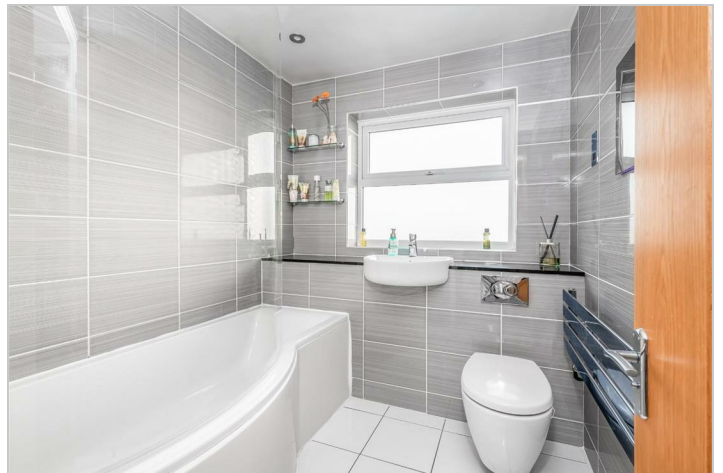
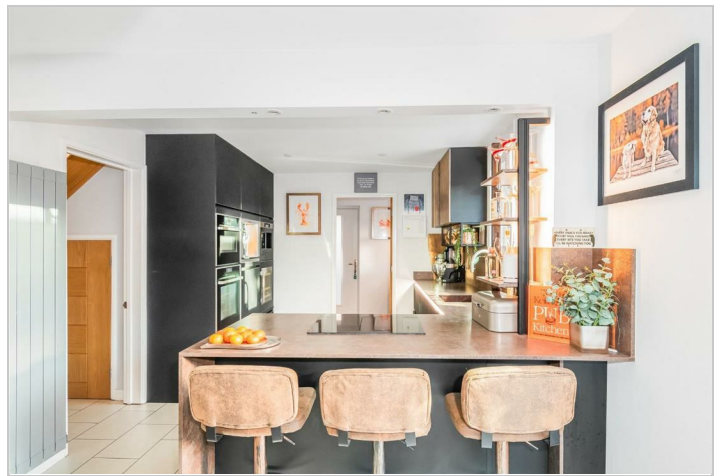
INVITING OFFERS BETWEEN £375,000-£400,000

This exceptional 3/4 bedroom detached home stands out as a unique gem, meticulously extended and upgraded by its current owners to create a haven they've cherished for over two decades. With no expense spared, this property offers a spacious three-bedroom layout, with the potential to easily convert the master suite into a fourth bedroom with the re-erection of a stud wall. The flexible layout ensures versatility to suit individual needs.

Upon entry, you're greeted by an inviting entrance hall leading to a cosy living room, featuring French doors that seamlessly open to a stunning kitchen/diner, ideal for hosting gatherings. A conservatory further enhances the living space, providing a tranquil retreat that connects with the beautifully landscaped garden. Additionally, the ground floor encompasses a utility room, study, and WC, enhancing practicality and convenience.

Ascending to the first floor, three generously sized double bedrooms await, accompanied by a well-appointed house bathroom. The master suite offers the potential for expansion, allowing for personalisation to suit changing lifestyle requirements.

Externally, the property boasts landscaped gardens that offer a picturesque backdrop for outdoor activities. A covered patio area, perfectly designed for al fresco dining, complements a home bar area, inviting socialising and relaxation with family and friends. In summary, this property presents a rare opportunity to acquire a meticulously crafted family home that seamlessly combines comfort, style, and functionality. Its versatile layout, coupled with meticulous attention to detail and outdoor amenities, ensures a truly exceptional living experience.



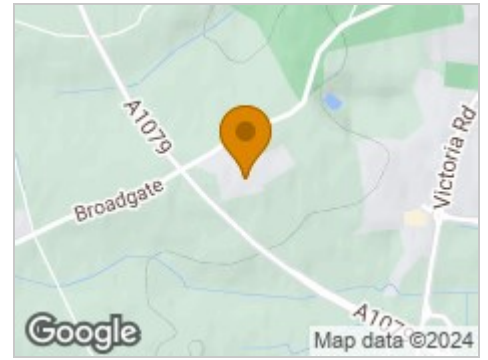
Road Map



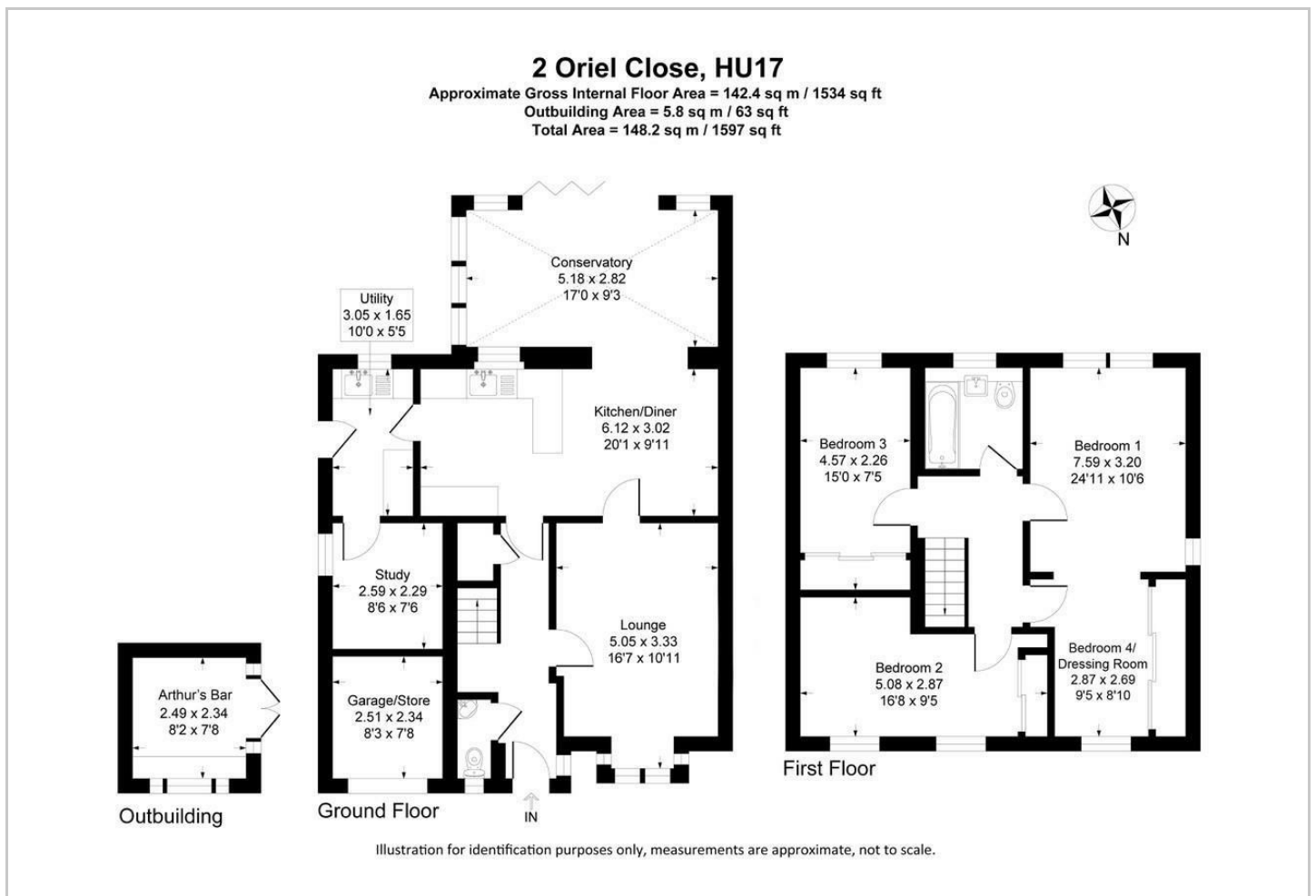
Hybrid Map



Terrain Map



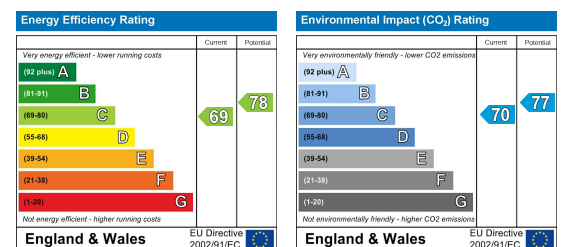
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.