



Hambro Road
, DT5 1JU

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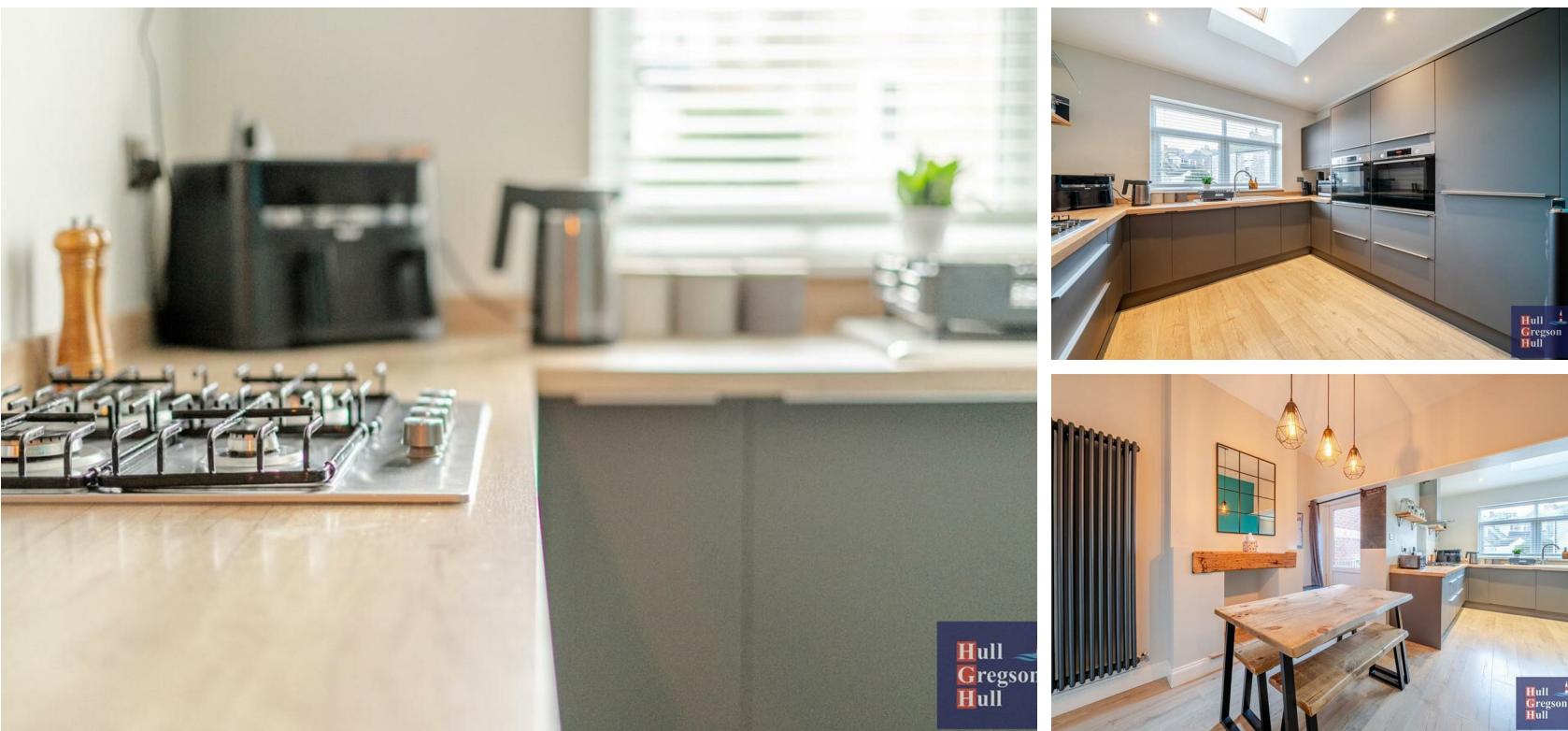
Asking Price
£280,000 Freehold

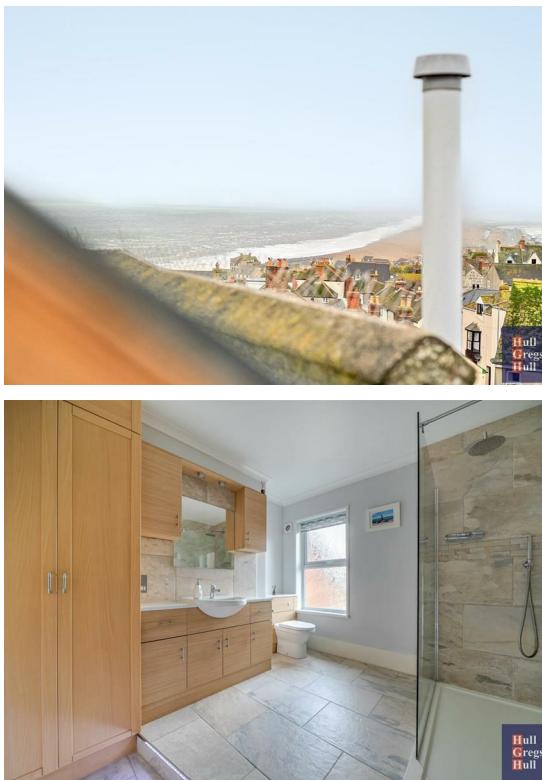
Hull
Gregson
Hull

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, DT5 1JU

- Versatile End Of Terrace Family Home
- Boasting Accommodation Over Four Floors
- Three Double Bedrooms
- Spacious Front Aspect Reception Room
- Modern Fitted Kitchen/Diner
- Stunning Family Shower Room
- Office/Bedroom Four
- Separate Utility Room
- Low Maintenance Rear Garden
- Close To Coastal Walks





A BEAUTIFULLY PRESENTED versatile end of terrace FAMILY HOME arranged over four floors. The SPACIOUS ACCOMMODATION comprises THREE DOUBLE bedrooms, a generous sized FRONT ASPECT reception room, STRIKING MODERN FITTED open plan KITCHEN/DINING ROOM, stunning modern FAMILY SHOWER ROOM, office/bedroom four and a separate UTILITY ROOM. To the rear there is a private low maintenance GARDEN. Positioned in the ever popular location of Fortuneswell, within easy access to the BEAUTIFUL COASTAL WALKS.

This superb property offers stylish and flexible living space, finished to a high standard throughout and ideal for modern family life. The accommodation is thoughtfully arranged over four floors,



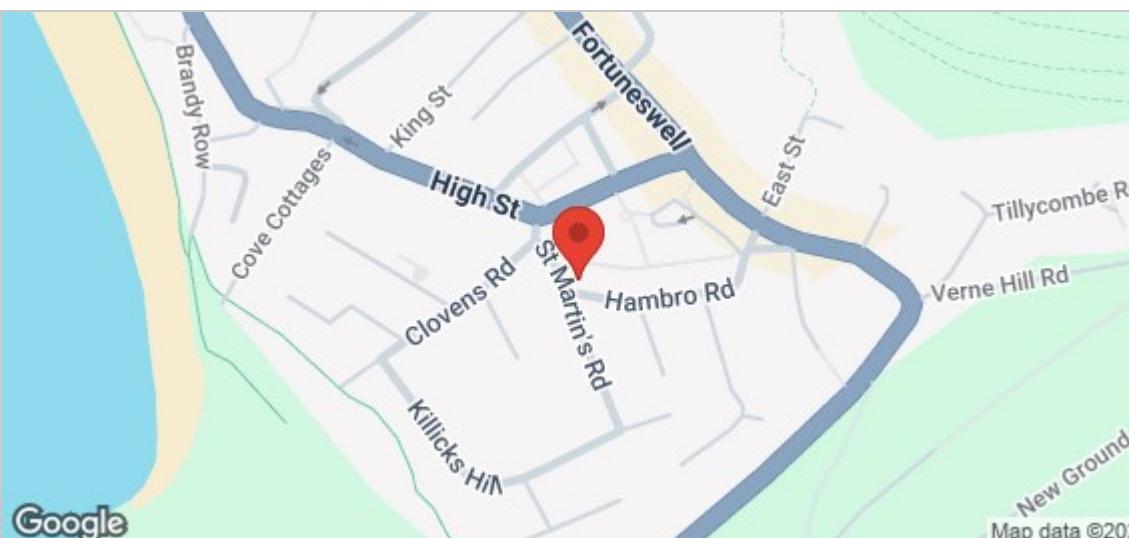
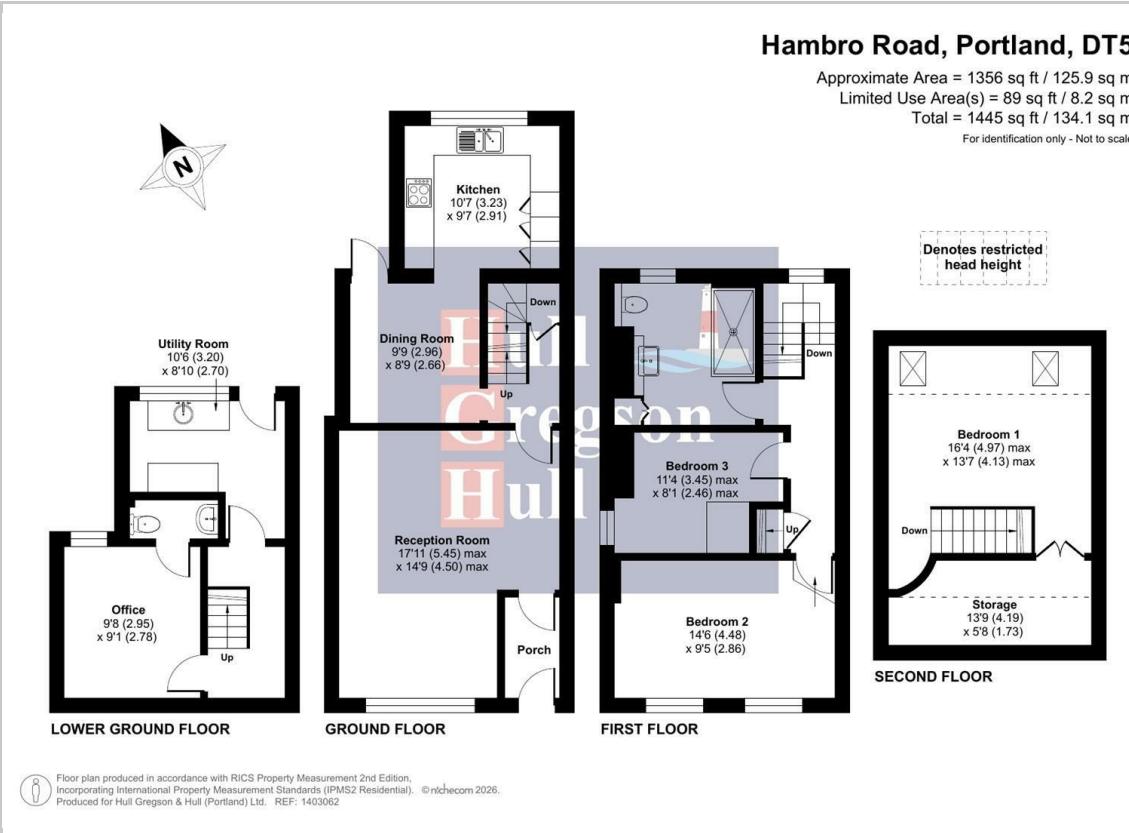
providing a sense of space, privacy and versatility rarely found in comparable homes. The ground floor is particularly impressive, featuring a large front-aspect reception room, flooded with natural light and offering an ideal space for relaxation or entertaining. To the rear of the property is a striking, modern open-plan kitchen/diner, forming the heart of the home. Designed with both style and practicality in mind, this space is perfect for family living and social gatherings, with ample room for dining and direct access to the rear of the property.

The first floor hosts bedrooms two and three, both well proportioned and beautifully presented, along with a stunning modern family shower room finished to an excellent standard, offering contemporary fixtures and a stylish design. The shower room comprises double walk-in shower, wash hand basin and WC. There is ample built in storage and modern under floor heating.

The second floor is home to the impressive principal bedroom, a large double room benefitting from two rear-aspect Velux windows which allow for an abundance of natural light. This floor also offers generous eaves storage, providing practical and well-concealed space.



The lower ground floor offers a versatile office or fourth bedroom, making it ideal for home working, guest accommodation or older children. This level also benefits from a separate utility room and a convenient WC. From the utility room, direct access is provided to the low-maintenance rear garden, creating a practical and private outdoor space ideal for modern living.



12 Easton Street, Portland, Dorset, DT5 1BT
Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk

Reception Room

17'11 max x 14'9 max (5.46m max x 4.50m max)

Dining Room

9'9 x 8'9 (2.97m x 2.67m)

Kitchen

10'7 x 9'7 (3.23m x 2.92m)

Bedroom Two

14'6 x 9'5 (4.42m x 2.87m)

Bedroom Three

11'4 max x 8'1 max (3.45m max x 2.46m max)

Family Shower Room

Bedroom One

16'4 max x 13'7 max (4.98m max x 4.14m max)

Office

9'8 x 9'1 (2.95m x 2.77m)

Utility Room

10'6 x 8'10 (3.20m x 2.69m)

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.

Property type: End of Terrace
Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

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. Intending purchasers should not rely on them 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.

