

staniford grays



38 Astral Gardens, Sutton-On-Hull, Hull, HU7 4YS

£159,950





38 Astral Gardens

Hull, HU7 4YS

- IMPRESSIVE MASTER SUITE
- FUTURE PROOF LIVING
- MODERN STYLING
- PRIVATE AND ENCLOSED GARDENS
- MODERN BUNGALOW HOME
- RE-CONFIGURED LAYOUT
- DRIVEWAY FOR VEHICLE PARKING
- CUL-DE-SAC LOCATION

A RARE AND UNIQUELY DESIGNED, MODERN BUNGALOW HOME WITH MASTER SUITE.

Discreetly positioned in an end of cul-de-sac position with dedicated driveway and private facing gardens.

The vendors have reconfigured the internal layout to create a superb future proof bungalow home with Bedroom accommodation to two floor levels.

The well specified and smartly appointed living space comprises; Side Entrance Hallway, Open Plan Dining and Lounge space with Garden facing views. Breakfast Kitchen, Ground floor Bedroom and House Bathroom.

A first floor reveals a most impressive and spacious Master Suite with Shower Room and walk in Dressing Room.

Ideally suited for applicants looking for a quiet residential setting with modern bungalow styling and appeal.



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ENTRANCE

Accessed via a composite entrance door to the side of the property with laminate to floor coverings. Opening through to...

INNER HALLWAY

With return staircase approach leading to first floor level, with understairs storage cupboard.

BREAKFAST KITCHEN

Immaculately appointed with Shaker style neutral wall and base units with display cabinets also. In a modern style with high gloss tiling to splashbacks, low level oven with gas hob and extractor canopy over, integrated washing machine. Space for a number of freestanding white goods and space for breakfast table also with walk in uPVC bay window, porcelain sink and drainer with feature mixer tap. Laminate to floor coverings and inset spotlights to ceilings.

RECEPTION LOUNGE/ DINING ROOM

14'3" x 13'8" at longest and widest point (4.36 x 4.19 at longest and widest point)
Used currently as a formal lounge space opening to a dedicated dining area with French doors leading to rear garden and additional uPVC double glazed window. Of a generous size and reconfigured layout to the original standard footprint.

GROUND FLOOR BEDROOM

12'6" x 7'1" (3.83 x 2.17)
With uPVC double glazed window to the front and side elevations, allowing good levels of natural daylight. Offers future proof living given the existence of a ground floor bedroom with access to ground floor bathroom also.

GROUND FLOOR BATHROOM

5'8" x 7'3" (1.74 x 2.23)
Immaculately appointed with modern sanitaryware including low flush WC, pedestal wash hand basin, panel bath with fitted shower screen and mains fed shower head and console. Marble effect tiling to splashbacks, uPVC privacy window, soft cushion flooring, inset spotlights and extractor fan.

FIRST FLOOR LEVEL

LANDING

With access from return style staircase leading to...

MASTER SUITE

10'5" x 10'7" extending to 10'1" x 7'6" (3.20 x 3.24 extending to 3.09 x 2.31)
A most impressive master suite forming the full upstairs floor space with good levels of natural daylight provided via two Velux roof lights. Space for double bedroom and for additional freestanding bedroom furniture and vanity area. With access to...



WALK-IN WARDROBE

Housing boiler, with space for hanging rails.

8'5" x 5'4" (2.57 x 1.65)

EN SUITE SHOWER ROOM

With three piece suite incorporating a walk in shower cubicle, low flush WC, pedestal wash hand basin, Velux roof light, marble effect tiling to splashbacks and heated towel rail.

EXTERNAL

Astral Gardens itself remains conveniently positioned with excellent proximity to Sutton Village centre and also the nearby retail complex of Kingswood.

The property benefits from a discreet corner plot position with dedicated driveway and parking for multiple vehicles with private frontage and a dedicated access path leading to the side entrance.

Well enclosed and private rear gardens feature with hard landscaping to the immediate building footprint and pathway to a garden shed area, laid to lawn grass with closed bordered fencing to the perimeter boundaries.

AGENTS NOTE

The property comes with the benefit of 5 years remaining of the 10 year build warranty.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

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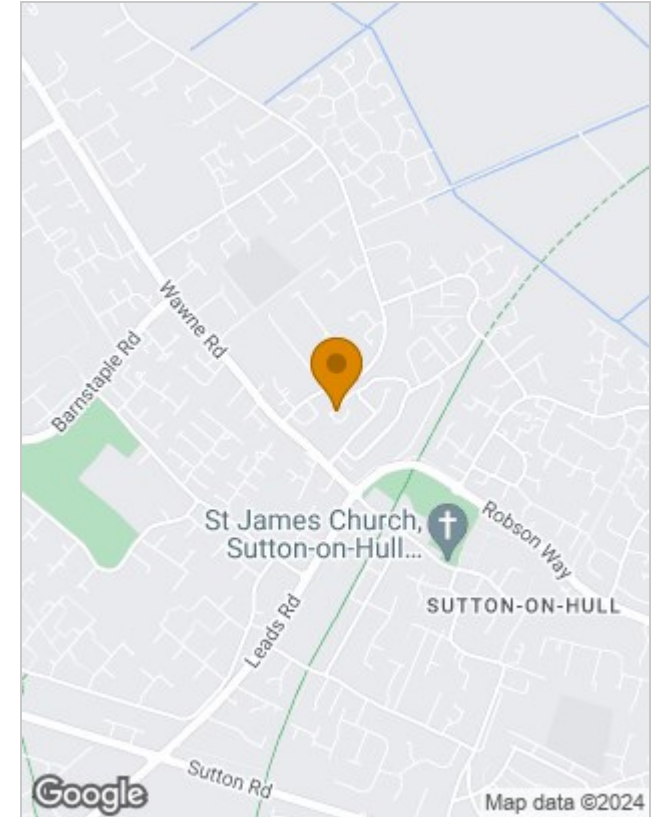
The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		80	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.