

4 Dann Court, Hedon, HU12 8GT

**Offers Over £195,000**

Brought to the market is this beautifully presented three-bedroom semi-detached property, perfect for the growing family. Situated on a quiet cul de sac on the desirable Leaf Sail Farm development in the ever-popular town of Hedon, the home boasts stunning open views to the rear and offers spacious, modern living throughout...

The accommodation briefly comprises: entrance via the side door into a welcoming hallway, a convenient downstairs WC, a bright and spacious lounge, and a large open-plan dining kitchen—ideal for both family meals and entertaining.

To the first floor are three generous double bedrooms, including a master bedroom complete with en suite shower room, along with a stylish family bathroom.

Externally, the property enjoys enclosed gardens to the front, side, and rear aspects, providing ample outdoor space. A driveway offers off-street parking for two vehicles and leads to a detached garage (with power and lighting).

With its modern design, excellent location, and generous accommodation, this property is not to be missed.

## Ground floor

### Entrance hallway

With entrance door to side aspect, vinyl click flooring, radiator, under stairs cupboard, downstairs wc, stairs off and doors to:

### Lounge

With window to the front aspect, vinyl click flooring, radiator.

### Downstairs W/C

With vinyl click flooring, radiator, plumbing for automatic washing machine and low flush w/c.

### Dining Kitchen

With window and French doors to the rear aspect, vinyl click flooring, vertical radiator, a modern range of wall & base units with contrasting work surface over, integrated electric oven and hob, extractor fan, dishwasher, fridge freezer, black glass sink unit with mixer tap over, space for dining table.

## First floor

### Landing

With carpet flooring, loft access (boarded), storage cupboard and doors leading to:

### Bedroom one

With window to the rear, laminate flooring, radiator, fitted wardrobes and door to en suite.

### En suite

With laminate flooring, radiator, pedestal hand wash basin, low flush w/c, and shower cubicle.

### Bedroom two

With window to the rear aspect, laminate flooring and

radiator.

### Bedroom three

With window to the rear aspect, laminate flooring and radiator.

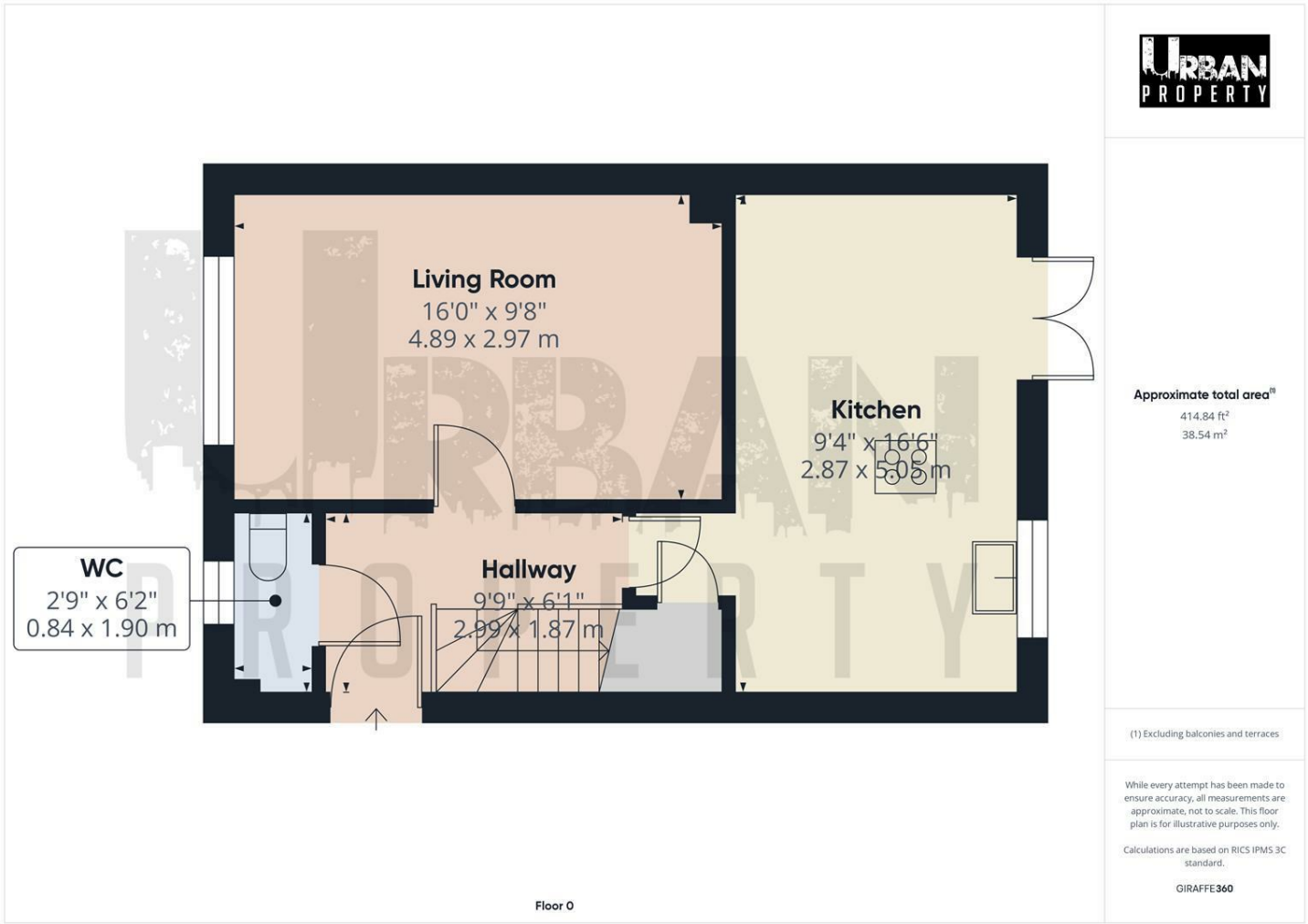
### Bathroom

With window to the front aspect, vinyl click flooring, radiator, low flush w/c, fitted vanity drawer unit with free standing wash basin and panel enclosed bath with shower and tinted glass screen.

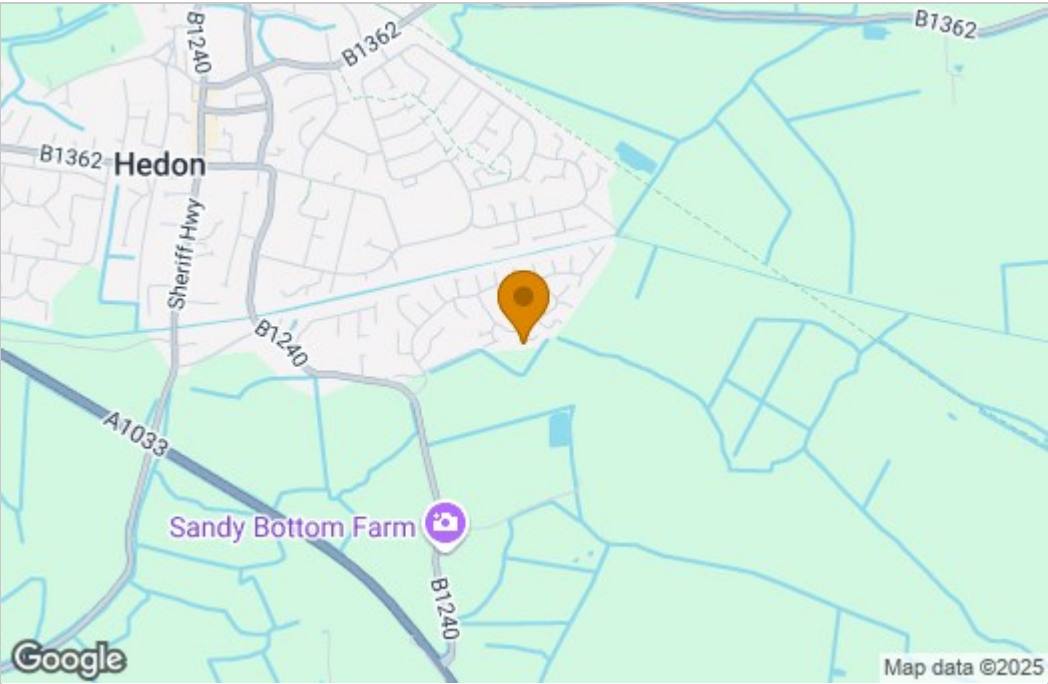
### Exterior

With enclosed gardens to the front, side and rear aspects, open views to the rear and multiple off street parking via private driveway and garage.

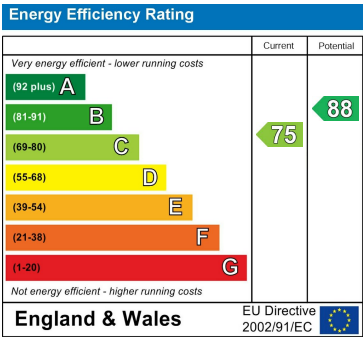
Floor Plan



Area Map



Energy Efficiency Graph



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