



## 20 Heatherwood Court, Hull, HU7 4JR

**£200,000**

This three-bedroom detached property is an ideal family home, situated in a popular residential location close to local amenities.

The property benefits from a private driveway to the front, providing ample off-street parking and leading to an integral garage. Further benefits include a master bedroom with en suite, The property is well presented throughout and offered in move-in condition.

Installed with gas central heating, and double glazing.

The accommodation briefly comprises: entrance porch, through lounge with dining area, kitchen, and downstairs WC to the ground floor. To the first floor are a landing, three bedrooms (the master having an en suite), and a family bathroom.

Externally, to the front of the property is a private driveway offering ample off-street parking and access to the integral garage. To the rear is a fully enclosed garden, mainly laid to lawn.

## Ground Floor

### Entrance Porch

With entrance door and solid oak flooring.

### Through Lounge

With window to the front, solid oak flooring, two radiators, and French doors to the rear.

### Kitchen

With window to the rear, tiled flooring, radiator, and a range of wall and base units with complementing work surfaces and tiled splashbacks. Includes space for a fridge freezer, electric oven, gas hob, extractor hood, plumbing for an automatic washing machine, stainless steel sink unit with mixer tap over, plumbing for a dishwasher, and door to the rear.

### Downstairs WC

With window to the rear, tiled flooring, radiator, vanity hand wash basin, and low-flush WC.

## First Floor

### Landing

With window to the side, carpet flooring, and doors to:

### Bedroom

With window to the front, laminate flooring, radiator, and door to en suite.

### En Suite

With window to the front, vinyl flooring, tiled walls, heated towel rail, low-flush WC, vanity hand wash basin, and shower cubicle.

### Bedroom

With window to the rear, carpet flooring, radiator, and fitted storage.

### Bedroom

With window to the rear, carpet flooring, radiator, and built-in storage.

### Bathroom

With window to the side, vinyl flooring, radiator, low-flush WC, pedestal hand wash basin, and panel-enclosed bath.

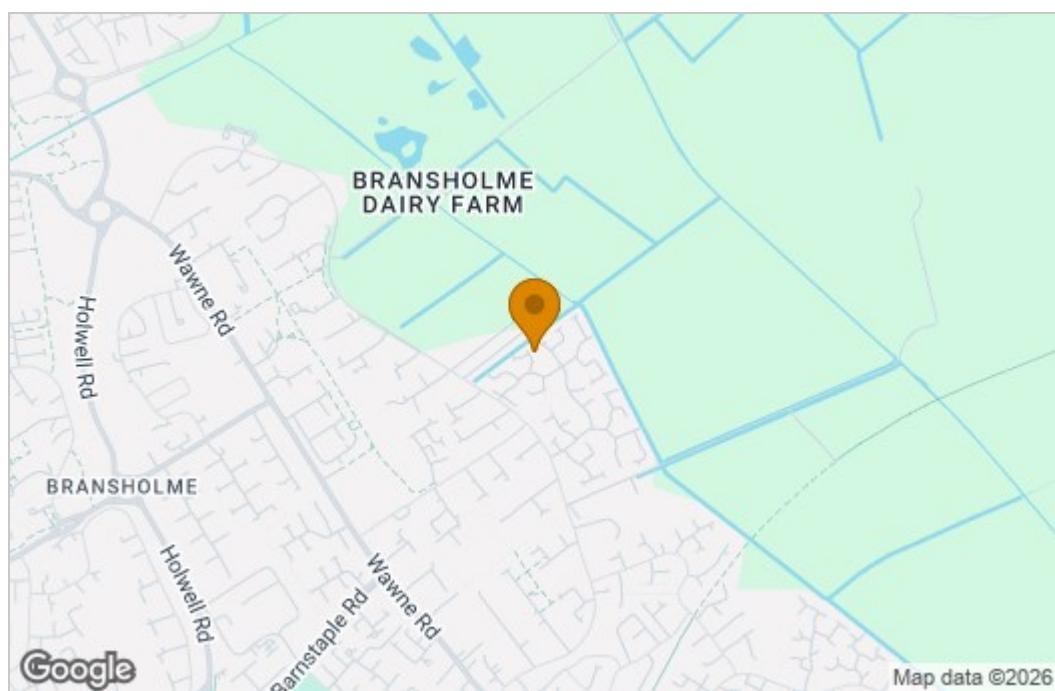
### Exterior

To the front of the property is a private driveway offering ample off-street parking, which leads to an integral garage. To the rear is a fully enclosed garden, mainly laid to lawn.

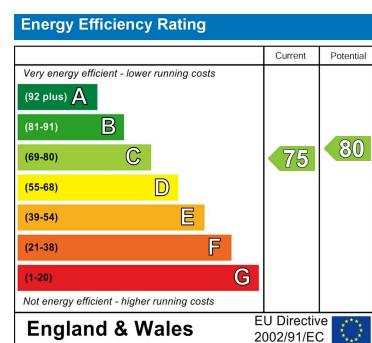
## Floor Plan



## Area Map



## Energy Efficiency Graph



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. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.