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Limb
MOVING HOME



3 Spicer Croft, Hessle, East Yorkshire, HU13 0GT

- 📍 Impressive Detached House
- 📍 Stylish & Contemporary Interior
- 📍 Four Double Bedrooms
- 📍 Council Tax Band = F
- 📍 Stunning Open Plan Living
- 📍 Lounge & Study
- 📍 Landscaped Rear Garden
- 📍 Freehold / EPC = B

£575,000

INTRODUCTION

This stunning detached family home, built in 2019 by renowned Duchy Homes, offers a superb blend of modern style and comfortable living. Beautifully appointed throughout, the accommodation is designed for contemporary family life.

At the heart of the home is the fabulous open-plan living kitchen at the rear, featuring bi-folding doors that open directly to the garden, creating a wonderful indoor-outdoor flow. The property also includes a spacious entrance hall, a convenient cloaks/W.C., a comfortable lounge with a built-in media wall and feature fire, utility room and a separate study – ideal for home working.

Upstairs, you'll find four generous double bedrooms. The main bedroom boasts a walk-in wardrobe and a private en-suite shower room, while the other bedrooms have fitted wardrobes. A luxurious family bathroom, complete with a stylish oval bath and separate shower enclosure, serves the remaining bedrooms.

Externally, the property is equally well-presented. To the front, steps and a path are flanked by an attractive artificial lawn and hedging, leading to the front door. A generous side drive provides excellent parking and leads to the detached garage.

The beautifully landscaped rear garden enjoys a desirable south-westerly aspect, offering a sunny and inviting space. There's a patio area, with steps leading up to an artificial lawn, featuring a central path and attractive raised planters. A delightful covered deck with a pergola provides a lovely spot for relaxation or entertaining.

For added comfort and efficiency, the property benefits from Hive controlled central heating and a positive input ventilation system, alongside uPVC double glazing.

This is a stylish and meticulously crafted family home by Duchy Homes, offering modern living in a desirable setting.

LOCATION

Spicer Croft is situated off Ferriby Road, Hessle. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

The layout and room sizes are depicted on the attached floorplan.

Residential entrance door to:



ENTRANCE HALLWAY

With porcelain tiled floor and staircase leading up to the first floor with cupboard under.



CLOAKS/W.C.

With low flush W.C. and wash hand basin.



STUDY

Window to the front elevation with plantation shutters. Part panelling to walls.



LOUNGE

Featuring a media wall (excluding TV and sound bar) with built in fire and bay window with plantation shutters to the front.



OPEN PLAN LIVING

Situated to the rear of the property with porcelain tiled floor and bi-folding doors opening out to the rear garden.



KITCHEN

Having a range of contemporary base and wall units with Quartz worktops incorporating an under counter sink unit with NEFF oven and combination microwave oven, AEG induction hob with extractor above, fridge/freezer dishwasher and wine chiller. Inset spot lights and window to rear.



LIVING / DINING AREA



UTILITY ROOM

With fitted units, Quartz worktops, plumbing for a washing machine and space for dryer. Tiled floor, inset spot lights and external access door to side.

FIRST FLOOR

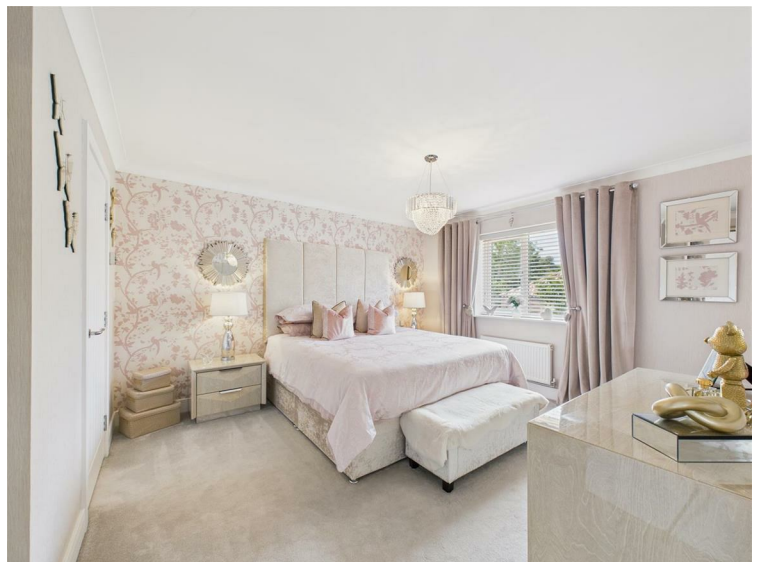
LANDING

With airing cupboard, loft access hatch and window to front.



BEDROOM 1

With walk in wardrobe and window to rear.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail, inset spot lights, tiling to walls and floor and window to rear.



BEDROOM 2

With fitted wardrobes and window to rear.



BEDROOM 3

With fitted wardrobes and window to front.



BEDROOM 4

With fitted wardrobes and window to front.



BATHROOM

With stylish suite comprising an oval bath, shower enclosure, vanity unit with wash hand basin and low flush W.C. porcelain tiled floor, inset spot lights, heated towel rail, part tiling to walls and window to side.



OUTSIDE

To the front, steps and a path are flanked by an attractive artificial lawn and hedging, leading to the front door. A generous side drive provides excellent parking and leads to the detached garage.

The beautifully landscaped rear garden enjoys a desirable south-westerly aspect, offering a sunny and inviting space. There's a patio area, with steps leading up to an artificial lawn, featuring a central path and attractive raised planters. A delightful covered deck with a pergola provides a lovely spot for relaxation or entertaining.



DECK & PERGOLA



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

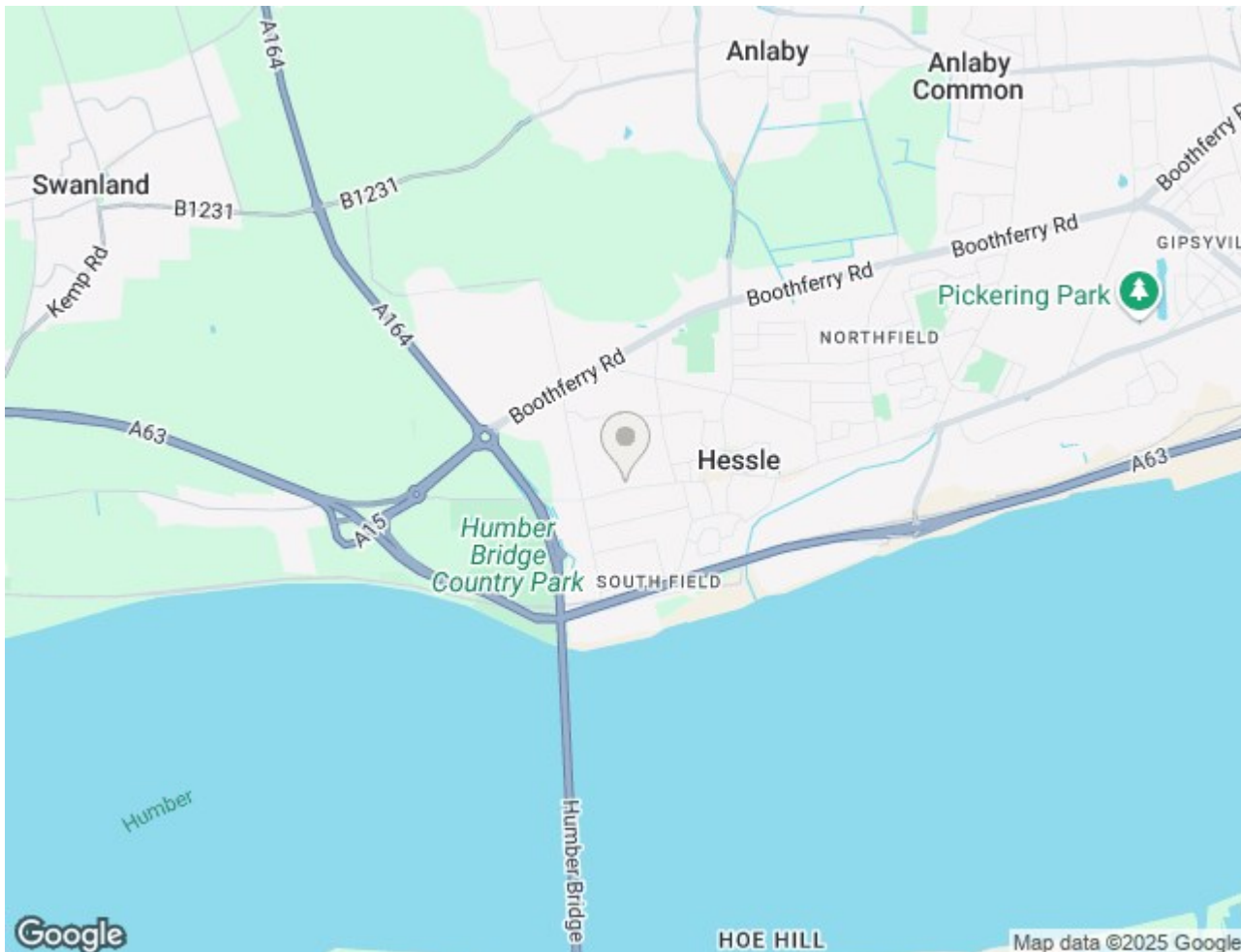
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Approximate total area^m
1754 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360




Floor 0



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	