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**Limb**  
MOVING HOME



*11 Dunston Drive, Hessle, East Yorkshire, HU13 0HF*

- 📍 Stunning Detached Home
- 📍 Superb & Convenient Location
- 📍 Not Overlooked to Rear
- 📍 Council Tax Band = E
- 📍 Outstanding Kitchen
- 📍 Considerable Investment Made
- 📍 Must Be Viewed
- 📍 Freehold/EPC = D

**£379,950**



## INTRODUCTION

This property certainly has the real 'wow' factor! Having undergone considerable investment in recent times by the current owner, this high specification attractive home also has the added appeal of backing onto playing fields therefore not being overlooked. The property is part of the small and highly desirable cul-de-sac of Dunston Drive which has a view of the top of the northern pier of the iconic Humber Bridge and is so convenient for Hessle's excellent range of shops, amenities and schools. Viewing is an absolute must to appreciate the quality of this fine home from its spectacular kitchen to its private garden, a great place to unwind or entertain in. The accommodation is depicted on the attached floorplan and includes a spacious formal lounge and a dining/living kitchen which features a fabulous high spec kitchen complete with a host of integrated appliances and Dekton surfaces.. There is also a rear conservatory. Practicalities are catered for with a separate utility room and a cloaks/W.C.. Upstairs are four good bedrooms, the main of which has an en-suite shower room. Other bespoke features include automated blinds and shutters to some windows together with attractive flooring and attractive presentation throughout making this an ideal home to move straight into!

## LOCATION

Dunston Drive is a sought after small cul-de-sac situated off Ferriby Road. Hessle is a vibrant west Hull town and has an array of shops and amenities located within a level walk. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, take-away, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, banks, 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 with 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.

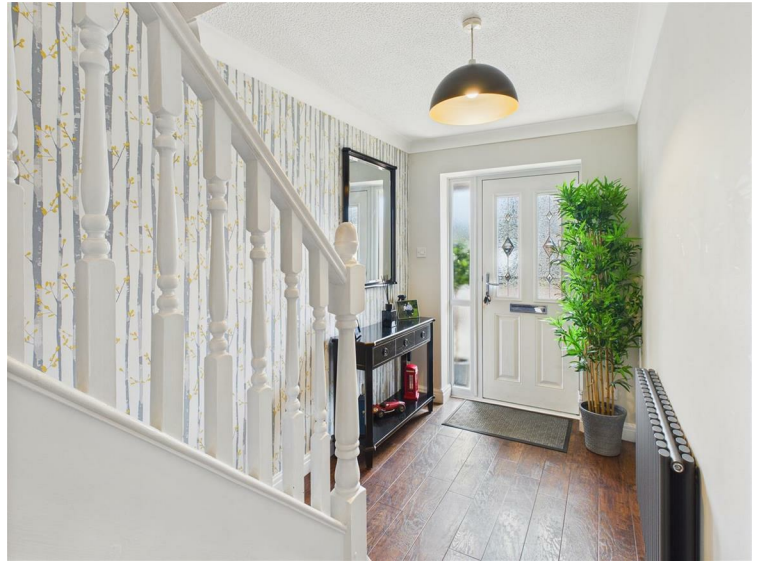
## ACCOMMODATION

Residential entrance door to:



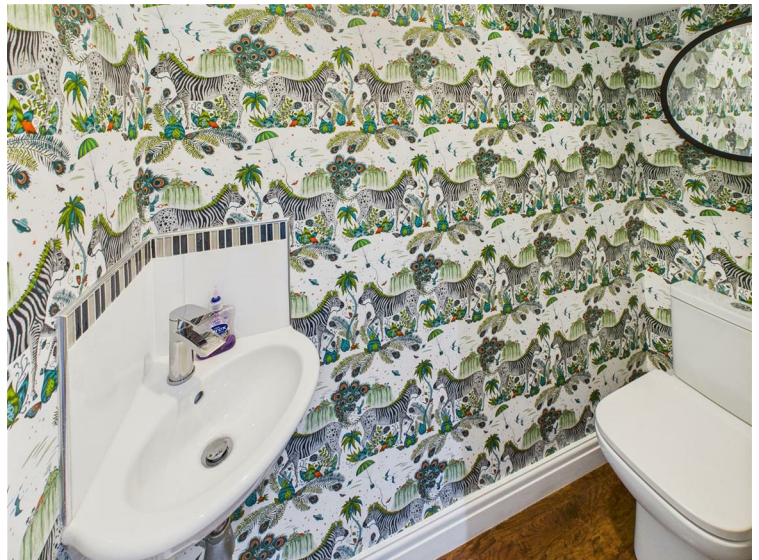
## ENTRANCE HALL

An attractive entrance with quality flooring and stairs leading up to the first floor.



## W.C.

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





## LOUNGE

A lovely room to relax or entertain in having a contemporary fire surround with marble hearth and backplate housing a "living flame" gas fire. There is a bay window to front elevation with fitted shutters.



## LIVING KITCHEN

This space has a real 'wow' factor. The owner has made a significant investment and created a simply stunning space with area to lounge/dine together with a kitchen which has an extensive range of high quality units. The stunning range of dual toned units are complimented by Dekton work surfaces and a breakfast bar return. Features include twin Neff ovens, warming drawer, 5 ring induction hob with extractor hood above, microwave, dishwasher, wine chiller and a housing for a fridge freezer. There is a Quooker instant hot water tap to the undercounter sink. Two windows overlook the rear garden with automated blinds and sliding patio doors provide access to the conservatory. To one corner of the room is a stunning log burner ideal for those cosy winter nights.



## KITCHEN AREA





## LIVING AREA





## CONSERVATORY

Overlooking the rear garden with double doors leading out.



## UTILITY ROOM

With Dekton tops, housing for a washing machine and dryer. There is an external door to side and an internal door to the garage. Wall mounted gas fired central heating boiler.



## FIRST FLOOR

### LANDING

Access to roof void, cylinder cupboard off.

## BEDROOM 1

With fitted wardrobing, window to front with automated black out blind and bespoke shutters.





## EN-SUITE SHOWER ROOM

Low level W.C., wash hand basin, shower enclosure, tiled surround.



## BEDROOM 2

Window to rear elevation.



## BEDROOM 3

Window to rear elevation.

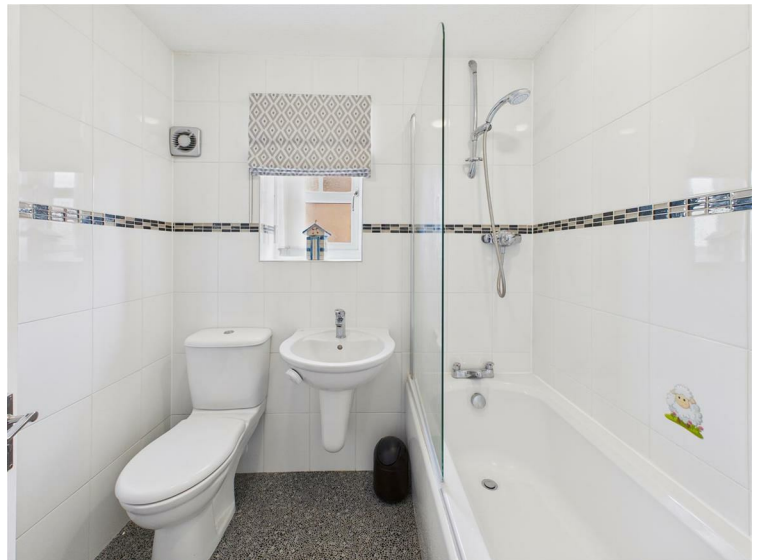


## BEDROOM 4

Window to front with shutters.

## BATHROOM

With suite comprising low level W.C., wash hand basin and panelled bath with shower over and screen, tiling to the walls, heated towel rail.





## OUTSIDE

A lawned garden extends to the front with a twin width driveway providing access to the garage which has an automated up and over entry door. The enclosed rear garden has a paved patio area and lawn bounded by shrubs. A particular feature is the fact that the property adjoins a playing field to the rear therefore is not directly overlooked.



## REAR VIEW



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band E. 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.

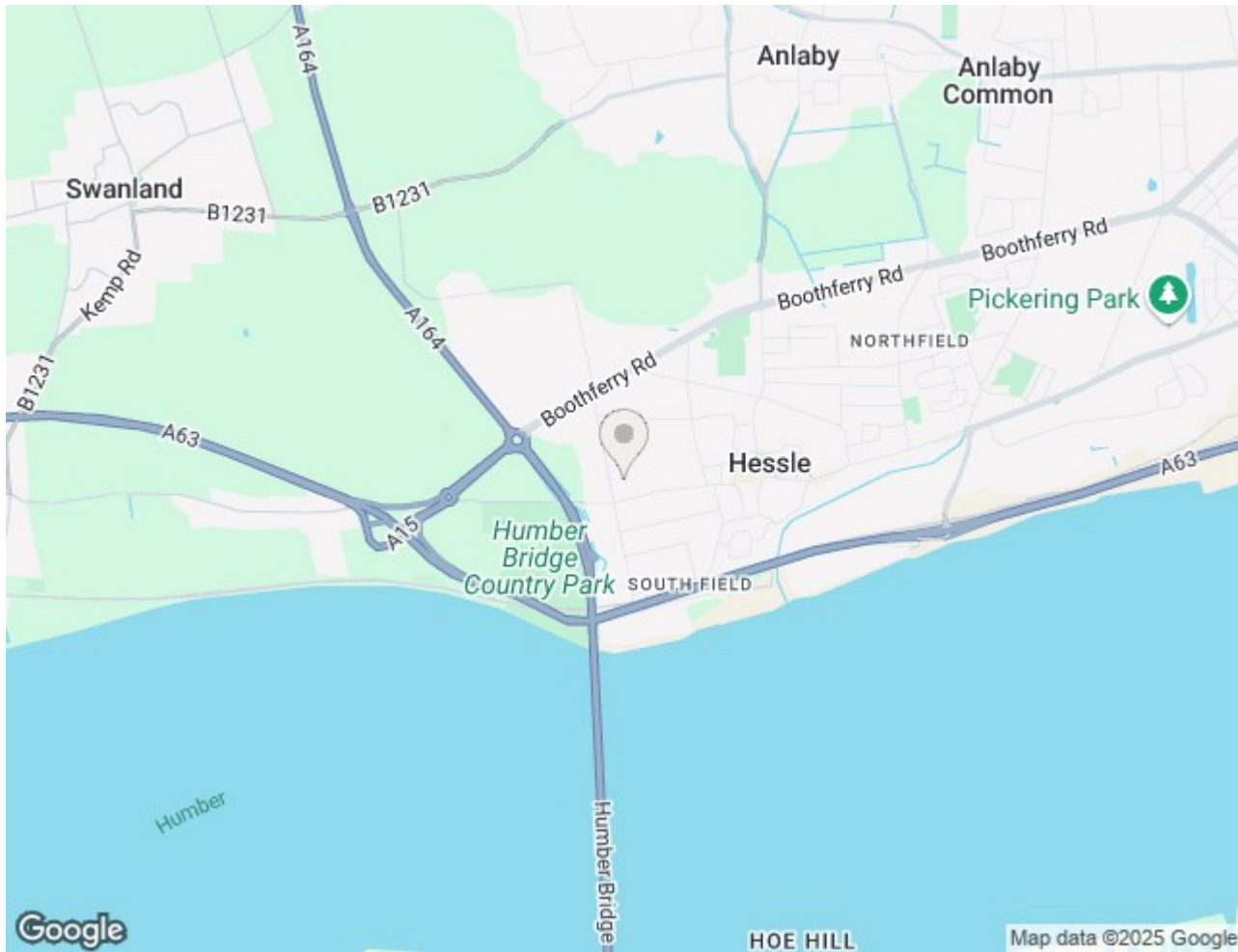
## *PHOTOGRAPH DISCLAIMER*

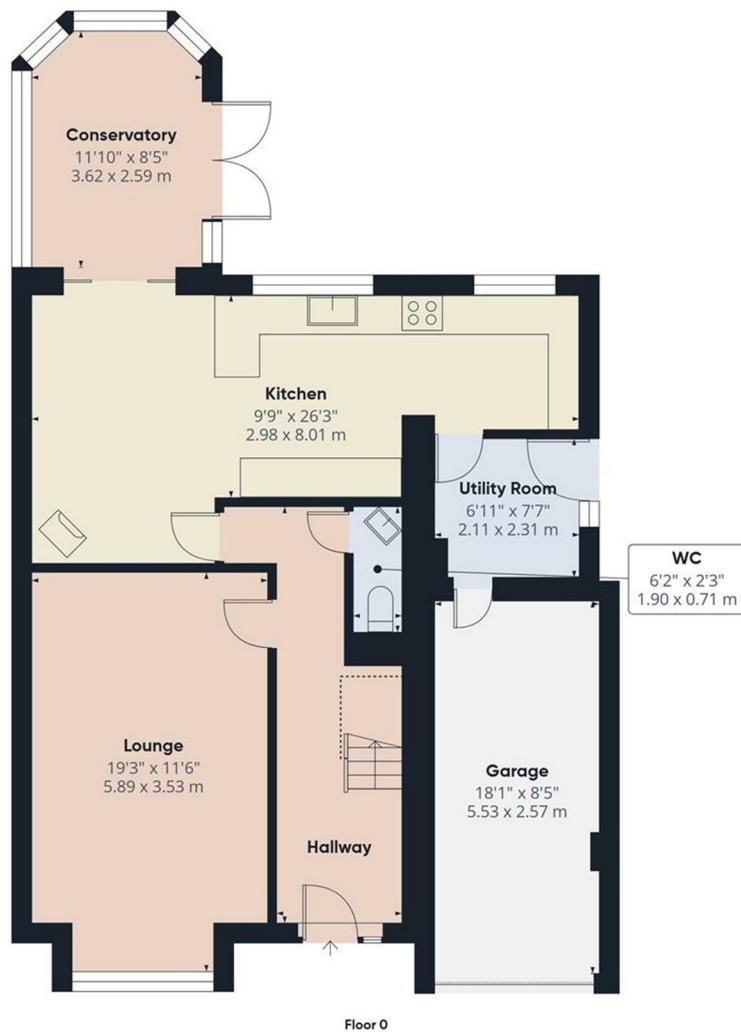
In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *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<sup>(1)</sup>**

899 ft<sup>2</sup>  
83.5 m<sup>2</sup>

**Reduced headroom**

11 ft<sup>2</sup>  
1 m<sup>2</sup>

(1) Excluding balconies and terraces

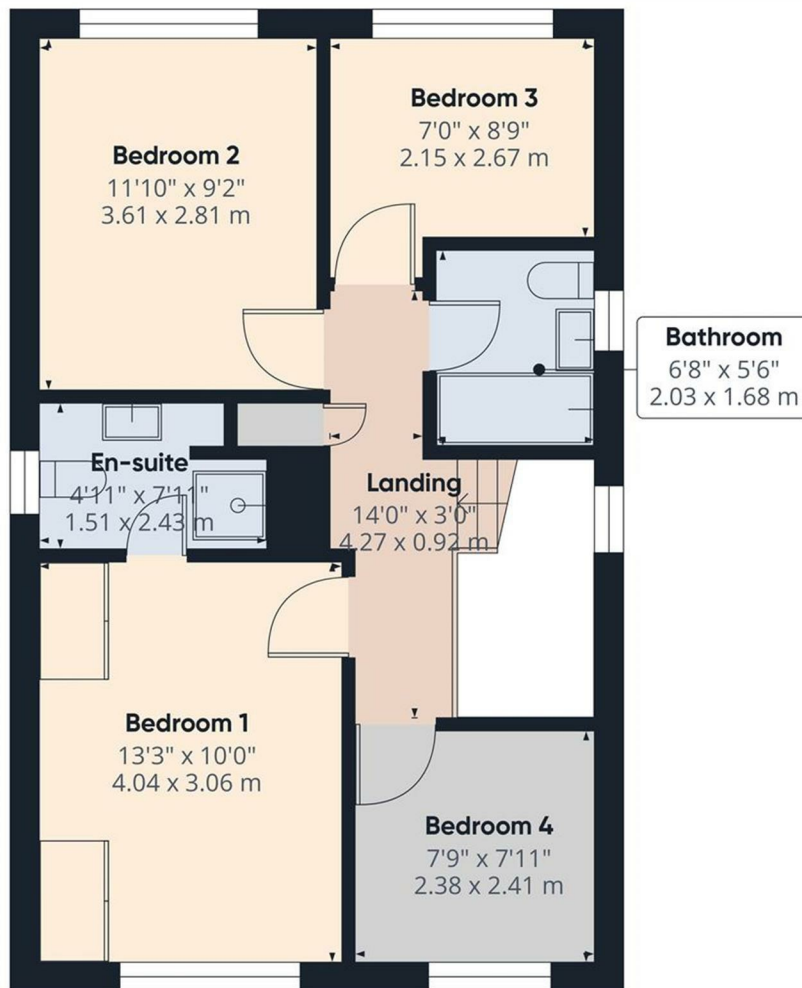
**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1




**Approximate total area<sup>(1)</sup>**  
505 ft<sup>2</sup>  
46.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

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

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	