

Whitakers

Estate Agents



11 Cedar Close, Hull, HU10 7HY

£445,000

This deceptively spacious detached family home occupies a superb corner plot at the head of the cul de sac, boasting a large landscaped southerly rear garden, driveway to accommodate multiple cars leading to the double garage with electric up and over door, making this an ideal option for the growing family.

The main features include - entrance porch, 22' lounge, fitted kitchen, dining room, utility, large 19' conservatory and useful ground floor W.C. The first floor boasts four good bedrooms (master en suite) (beds two and three are fitted) together with the contemporary four piece bathroom suite.

The real showstopper however is the large southerly rear garden which is mainly laid to lawn with well stocked mature borders, patio seating area and two useful sheds. The front garden is also mainly laid to lawn with a large driveway to accommodate multiple cars leading to the brick built double garage with electric up and over door.

This property really ticks all the boxes in terms of size, gardens and location. Early viewings are advised.

The Accommodation Comprises

Ground Floor

Entrance Porch 5'0 x 4'09 (1.52m x 1.45m)

Upvc double glazed front door and side window with store cupboard.

Hallway 11'04 x 9'07 (3.45m x 2.92m)

Wooden glazed door leading to the hallway with stairs to the first floor and central heating radiator.

W.C



With a low flush toilet, vanity sink, central heating radiator and Upvc double glazed window.

Lounge 22'09 x 12'04 (6.93m x 3.76m)



Upvc double glazed window and 2 x central heating radiators. Gas fire with marble hearth and French doors leading to the conservatory.

Kitchen / Diner 16'0 x 9'09 (4.88m x 2.97m)



With a range of floor and eye level units with complimentary work surfaces and splash back tiles above. Two Upvc double glazed windows, sink with mixer tap, Oven, Hob and Hood above. Door leading to the Utility room.

Utility Room 9'09 x 6'01 (2.97m x 1.85m)



With a range of floor and eye level units and complimentary work surfaces above. Sink with mixer tap, tiled flooring, Upvc double glazed and door to rear lobby.

Rear Lobby 6'09 x 4'11 (2.06m x 1.50m)

Tiled flooring with Upvc double glazed window and doors leading to the double garage and garden.

Dining Room 10'11 x 9'07 (3.33m x 2.92m)



Central heating radiator and doors leading to the Kitchen, Garden and Lounge.

Conservatory 19'03 x 11'08 max (5.87m x 3.56m max)



Upvc double glazed with double glazed door to the garden and French doors to the garden. Tiled flooring and central heating radiator.

First Floor

Landing
central heating radiator and doors to all the rooms.

Bedroom One 13'05 x 12'06 (4.09m x 3.81m)



Central heating radiator, Upvc double glazed window and En suite.

En Suite 6'11 x 5'08 (2.11m x 1.73m)



Walk in shower enclosure with mixer shower, low flush toilet and vanity sink. Upvc double glazed and central heating radiator.

Bedroom Two 12'04 x 11'04 (3.76m x 3.45m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Three 11'08 x 10'0 (3.56m x 3.05m)



With a range of fitted wardrobes, central heating radiator and Upvc double glazed window.

Bedroom Four 10'11 x 8'0 (3.33m x 2.44m)



central heating radiator and Upvc double glazed window.

Bathroom 11'06 x 6'02 (3.51m x 1.88m)



Four piece suite comprising walk in shower enclosure with mixer shower, panelled bath, low flush toilet and vanity sink. Two Upvc double glazed windows and central heating radiator.

External



To the front of the property is a garden laid to lawn with large driveway to accommodate multiple cars leading to the double garage. The rear garden is southerly in orientation and again mainly laid to lawn with patio seating areas and two useful sheds.

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in

our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband - Basic 15 Mbps Ultrafast 10000 Mbps

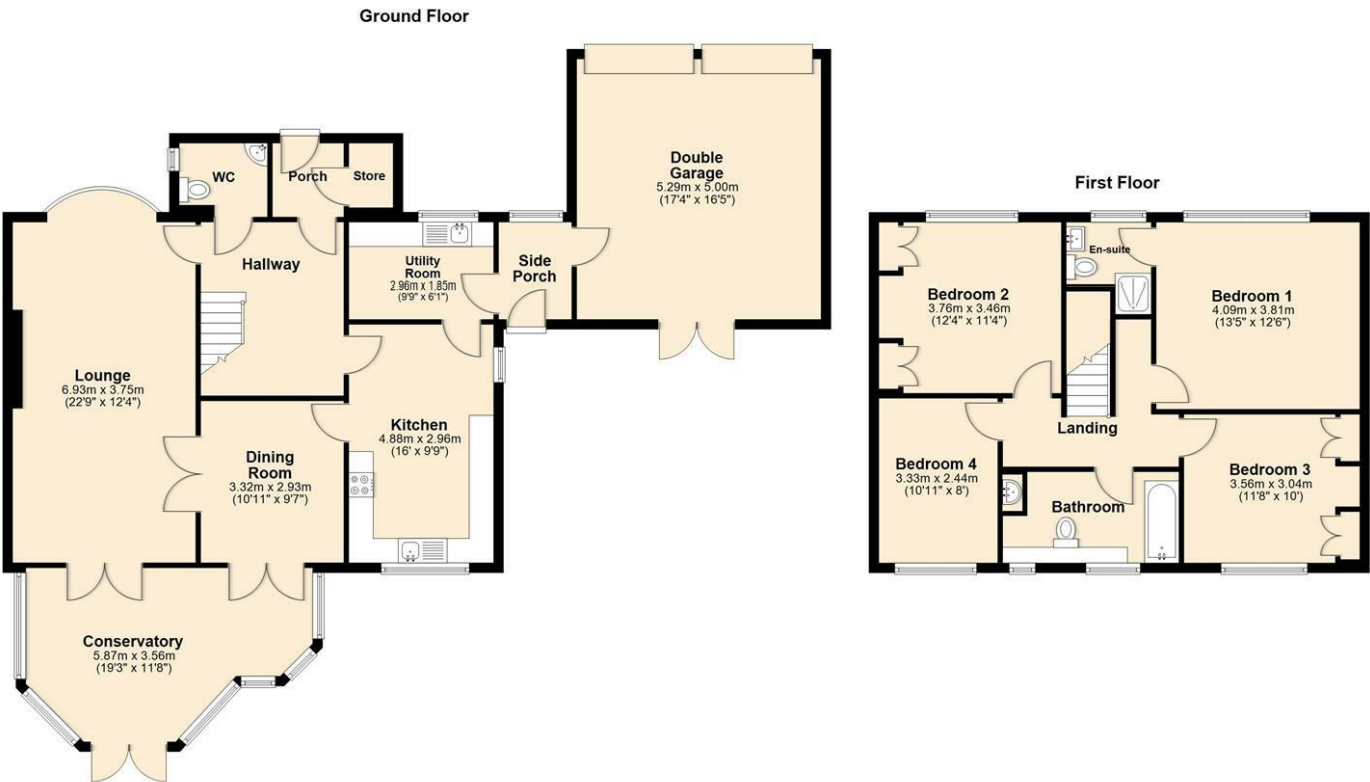
Coastal Erosion - N/A

Coalfield or Mining Area - N/A

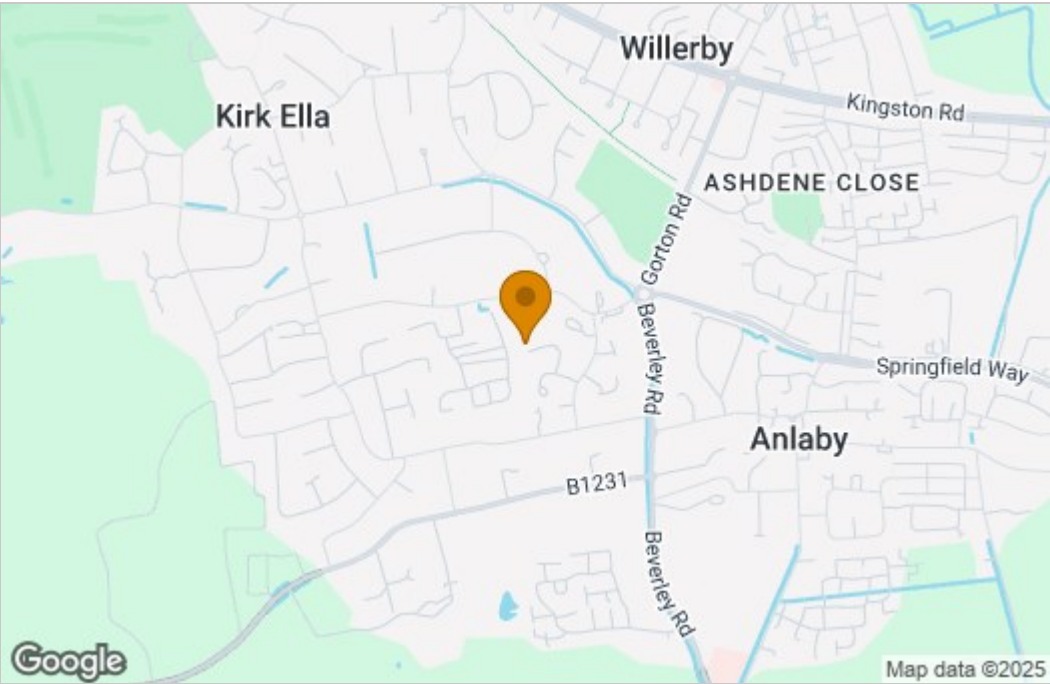
Whitakers Estate Agent Declaration

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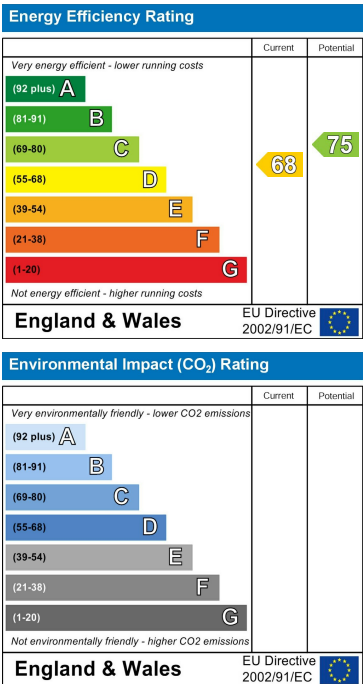
Floor Plan



Area Map



Energy Efficiency Graph



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