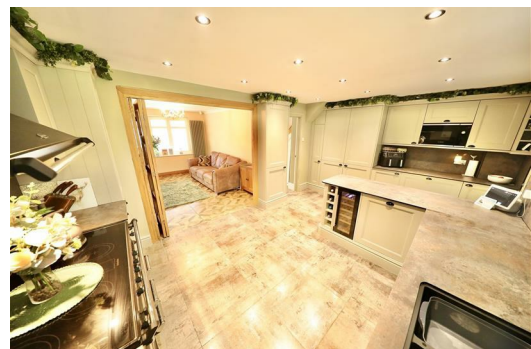




SYMONDS + GREENHAM

Estate and Letting Agents



21 Highfield Close, Hull, HU7 4TZ

£350,000

STUNNING FOUR/FIVE FAMILY HOME, REFURBISHED BY THE CURRENT OWNERS TO AN EXCEPTIONAL STANDARD - OCCUPYING AN ENVIOUS CORNER PLOT IN THE HIGHLY SOUGHT AFTER VILLAGE OF SUTTON

This semi-detached home is situated in the highly sought after village of Sutton close to a wealth of local amenities with good transport links to both Hull city centre and Kingswood retail park which boasts a super-market, a cinema and a range of retail outlets and restaurants. The property would be perfect for a family looking for a home to move straight into offering ample living space. The property has been refurbished by the current owners to an extremely high standard and internally boasts a huge living room/diner, a stunning modern kitchen with a range of integrated appliances, a stylish sitting room, utility room and a convenient downstairs WC to the ground floor. The first floor is home to four double bedrooms, a fifth bedroom currently utilised as a study and a gorgeous family bathroom. The outside space at this beautiful family home really is what sets the home apart from its neighbours, the corner plot provides the property with ample off-street parking to the front as well as the double garage, and generous gardens to the side and rear perfect for children to play and adults to entertain!

HOMES OF THIS SIZE, QUALITY, LOCATION AND PLOT ARE HARD TO COME BY...BOOK YOUR VIEWING ASAP!!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen and door to...



LIVING ROOM/DINER

24'5 max x 12' max (7.44m max x 3.66m max)

with air conditioning unit and french patio doors to rear garden



KITCHEN

16'11 max x 10'9 max (5.16m max x 3.28m max)

With a range of eye level and base level units with complementing, work surfaces, sink unit with quooker, tap, integrated dishwasher, integrated wine cooler, integrated fridge, integrated freezer, integrated microwave, space for range master, oven, door to rear lobby/utility and folding doors to...



SITTING ROOM

12'10 max x 10'10 max (3.91m max x 3.30m max)



REAR LOBBY/UTILITY

with a range of storage units, plumbing for washing machine, space for tumble dryer, french patio doors to rear garden and door to...

DOWNSTAIRS WC

with low level WC and vanity hand basin



FIRST FLOOR

BEDROOM 1

12' max x 11'6 max (3.66m max x 3.51m max)

with fitted wardrobes and air conditioning unit



BEDROOM 2

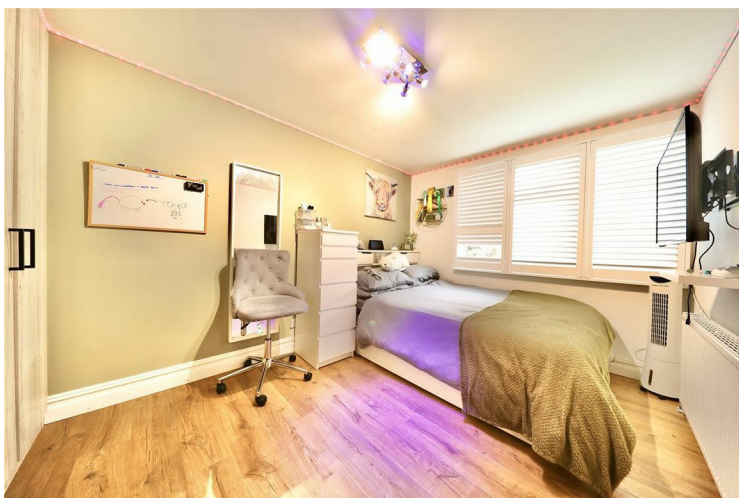
12'9 max x 10'3 max (3.89m max x 3.12m max)

with storage cupboard, fitted wardrobes and air conditioning unit



BEDROOM 3

13'1 max x 8'10 max (3.99m max x 2.69m max)
with fitted wardrobes



BEDROOM 4

11'5 max x 9'4 max (3.48m max x 2.84m max)
with fitted wardrobes and air conditioning unit



STUDY/BEDROOM 5

9'4 max x 6'6 max (2.84m max x 1.98m max)
with fitted desk and units



BATHROOM

With low-level WC, handbasin, fitted bath, walk-in, shower cubicle, with overhead, shower, heated towel rail, floor to ceiling tiles.



OUTSIDE

DRIVE WAY AND GARAGE

The property benefits from a drive way to the front of the property providing off-street parking for multiple vehicles and a double garage with power supply.



SIDE AND REAR GARDENS

The side and rear gardens are mainly laid with artificial grass with several paved patio areas, a raised decking area with pagoda (currently housing a hot tub that is available subject to separate negotiation), and two summer houses.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band C.

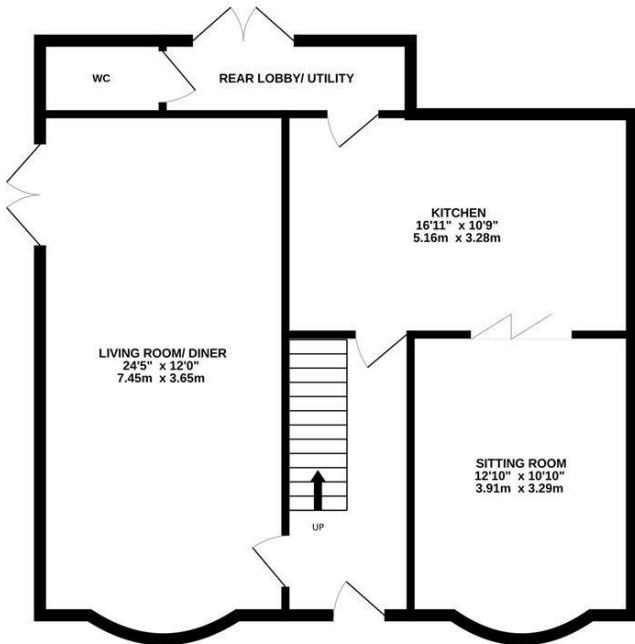
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

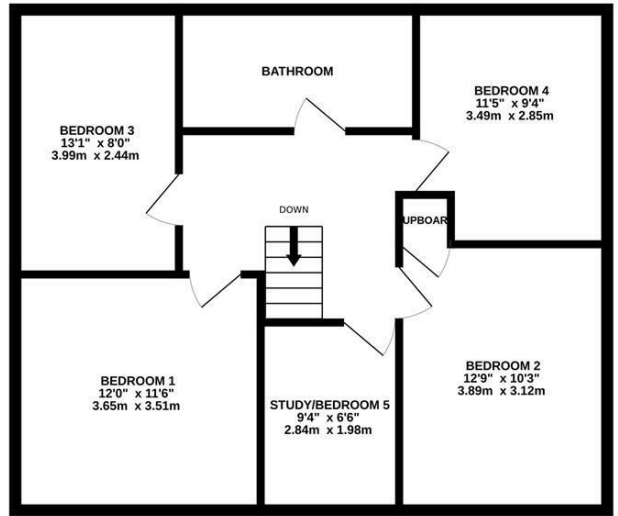
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	77
	61
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	