



SYMONDS + GREENHAM

Estate and Letting Agents



54 Eastfield Road, Hull, HU12 9TP

Offers over £450,000

Nestled in a picturesque setting with open countryside views, this stunning five bed detached family home offers a seamless blend of contemporary living and classic charm. Boasting a "ready to move into" condition, the property features extensive gardens, a garage, and a sweeping driveway, providing ample parking space. With five bedrooms, including a master with ensuite bathroom and walk-in wardrobe, and additional family bathroom there's plenty of room for the whole family. The house exudes character with its vintage-themed bathroom, while the lounge, snug, and spacious kitchen/family room offer inviting spaces for relaxation and entertaining. Practical additions like the utility and laundry room, along with ample storage, enhance convenience. Situated conveniently close to local amenities, reputable schools public transport links and a thirty minute drive to Hull City centre this property promises a lifestyle of comfort and convenience.

Viewing is highly recommended to fully appreciate the charm and functionality of this exceptional family home.

DON'T MISS OUT....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



LOUNGE

17'4 max x 14'0 max (5.28m max x 4.27m max)

A bright and spacious reception room with multi-fuel log burner



OPEN PLAN KITCHEN, DINING AND SEATING AREA

22'0 max x 19'5 max (6.71m max x 5.92m max)

A superb open plan living area bursting with natural light



KITCHEN

with a range of eye and base level units with complementing granite work surfaces, central island with integrated wine cooler, dishwasher and sink and drainer unit, integrated fridge freezer, induction hob with overhead extractor fan, integrated electric oven and grill and integrated combined microwave and oven and a warming drawer

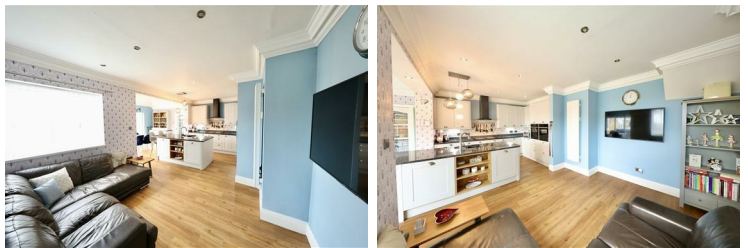


DINING AREA

with bi-folding doors to the rear garden



SEATING AREA



SNUG

10'0 max x 12'5 max (3.05m max x 3.78m max)

with sliding doors to the office and bi-folding doors to the rear garden



OFFICE

A convenient work space for anyone working from home



UTILITY ROOM

8'9 max x 8'6 max (2.67m max x 2.59m max)

with eye and base level units with complementing granite work surfaces, integrated fridge freezer, space for tumble dryer, plumbing for washing machine, sink and drainer unit and door to the integral garage

DOWNSTAIRS WC/SHOWER ROOM

with low level WC, vanity hand basin unit, heated towel rail and walk in shower



BEDROOM TWO

10'0 max x 17'3 max (3.05m max x 5.26m max)

An excellent sized double bedroom

LAUNDRY ROOM

with eye and base level units with complementing granite work surfaces, electric range oven, induction hob and door to the sitting room



FIRST FLOOR

LANDING

SITTING ROOM

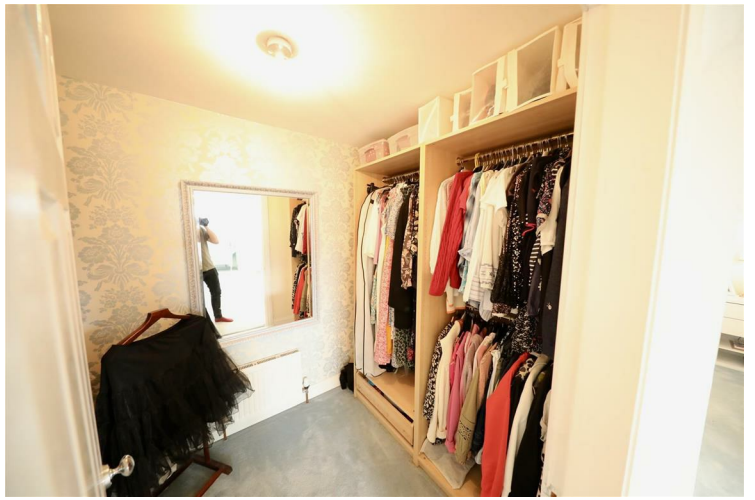
11'9 max x 18'8 max (3.58m max x 5.69m max)

with French doors and bi-folds to the rear garden



MASTER BEDROOM

20'0 max x 14'5 max (6.10m max x 4.39m max)
A huge master bedroom with ensuite and dressing room



BEDROOM THREE

9'10 max x 11'3 max (3.00m max x 3.43m max)
Another good sized double with views of the rear garden



ENSUITE

with low level WC, vanity hand basin unit, panelled whirlpool bath and walk in shower



BEDROOM FOUR

9'10 max x 18'4 max (3.00m max x 5.59m max)
A spacious double bedroom with ensuite



DRESSING ROOM



ENSUITE

with low level WC, vanity hand basin unit and shower cubicle



BEDROOM FIVE

8'1 max x 8'10 max (2.46m max x 2.69m max)



BATHROOM

large family bathroom with pedestal hand basin, stand alone bath with mixer tap, corner shower cubicle and tiles from floor to ceiling



OUTSIDE

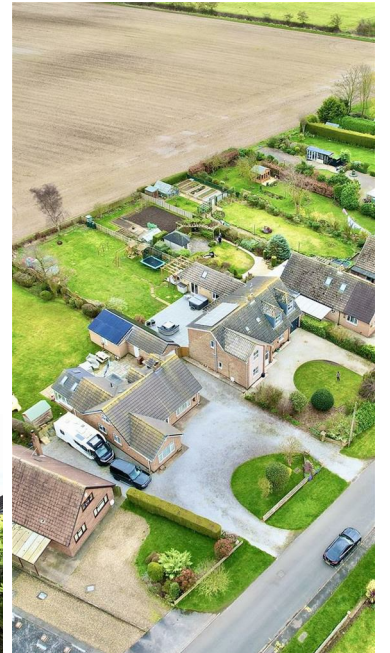
An extensive garden to the rear has open views with timber fencing to the boundary. Mainly laid to lawn, with a paved patio area and summer house this beautiful garden is the jewel in this wonderful homes crown.



GARAGE AND PARKING

10'6" max x 22'7" max (3.21m max x 6.90m max)

The Limestone driveway which sweeps around to the left and provides parking for up to eight vehicles. There is a front garden with trees and shrubs, and a large integrated garage with electric roller door providing excellent storage space and further parking if required



CENTRAL HEATING

Gas Boiler with WiFi zone control , Solar Thermal HW heating and mains pressure hot-water, Solar photovoltaic with an average of £600 FIT plus savings in usage.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

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

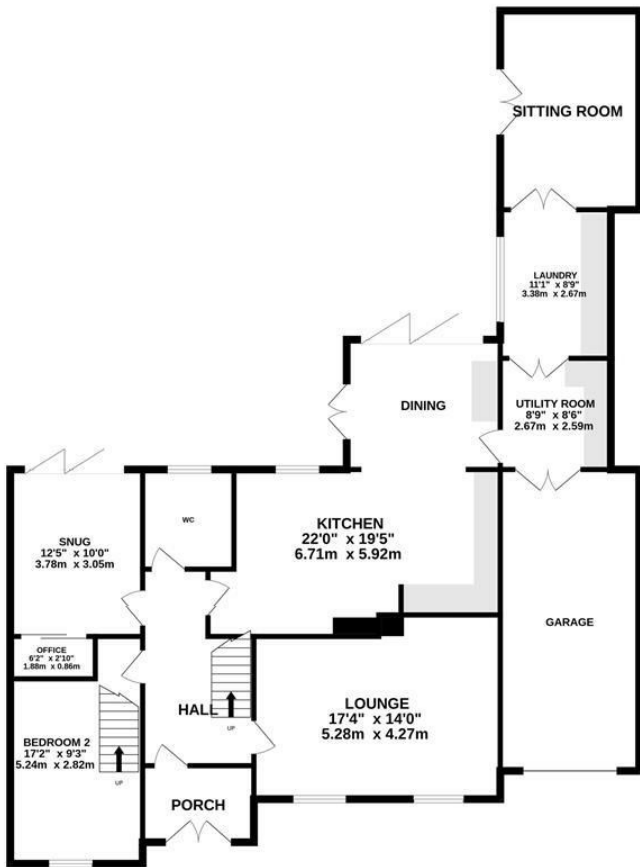
VIEWINGS

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

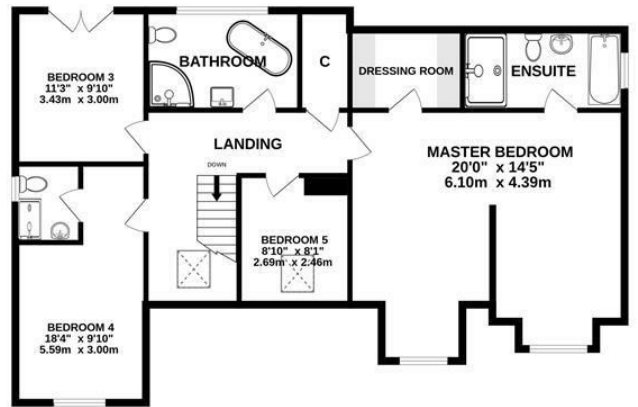
DISCLAIMER

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.

GROUND FLOOR
1663 sq.ft. (154.5 sq.m.) approx.



1ST FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



TOTAL FLOOR AREA : 2775 sq.ft. (257.8 sq.m.) approx.

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
87	87
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO2 emissions</small> <small>Not environmentally friendly - higher CO2 emissions</small>	
England & Wales	

