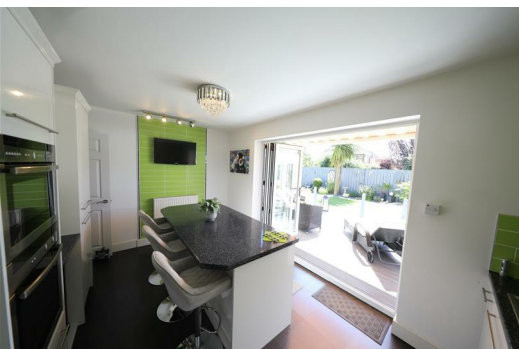




SYMONDS + GREENHAM

Estate and Letting Agents



6 Haymer Drive, Hull, HU12 8PA Offers in the region of £370,000

Welcome to this stunning four-bedroom detached family home located on the sought-after cul-de-sac of Haymer Drive in Hedon, Hull. This property boasts three reception rooms, perfect for entertaining guests or relaxing with the family. With four spacious bedrooms, there is plenty of room for everyone to enjoy their own space.

The property features a modern kitchen diner with a central island, ideal for preparing delicious meals and hosting gatherings. The family bathroom and ensuite to the master bedroom provide convenience and luxury for the whole family.

One of the highlights of this home is the beautiful rear garden, offering a peaceful retreat where you can unwind and enjoy the outdoors. Additionally, the property includes a garage and off-street parking, ensuring convenience for you and your guests.

Don't miss the opportunity to make this house your home and enjoy the comfort and style it has to offer in this prime location in Hedon.

GROUND FLOOR

ENTRANCE HALL



STUDY

Bright and inviting, the study features a front-facing window and elegant ceiling coving, offering the perfect space for work or quiet contemplation.



DINING ROOM

A charming space for gatherings, with a front-facing window, detailed ceiling coving, and an exquisite ceiling rose that adds a touch of sophistication.



CONSERVATORY

Seamlessly connected to the lounge through sliding doors, this double-glazed conservatory boasts a dwarf wall and UPVC construction. Sliding doors open to the rear garden, creating a serene retreat.



KITCHEN/DINER

A chef's delight, this high-gloss white kitchen is equipped with an array of wall, floor, and drawer units, a sleek stainless steel sink, and drainer set into the work surfaces. It features a central island with high-stool seating, integrated oven, hob, and hood, as well as an integrated fridge freezer. Bi-fold doors lead out to the sun deck, perfect for indoor-outdoor living.



UTILITY ROOM

Practical and convenient, with a side-facing window, plumbing for a washing machine, and ample work surfaces.



LOUNGE

A cozy yet stylish space featuring a contemporary gas fire set within an elegant marble fireplace and hearth. Double doors provide a seamless flow into the dining room.



DOWNSTAIRS WC

Modern and functional, with a low flush WC, hand wash basin, chrome towel radiator, and fully tiled walls for a sleek finish.



ENSUITE

Fully tiled for a modern look, featuring a step-in shower enclosure and a sleek hand wash basin.



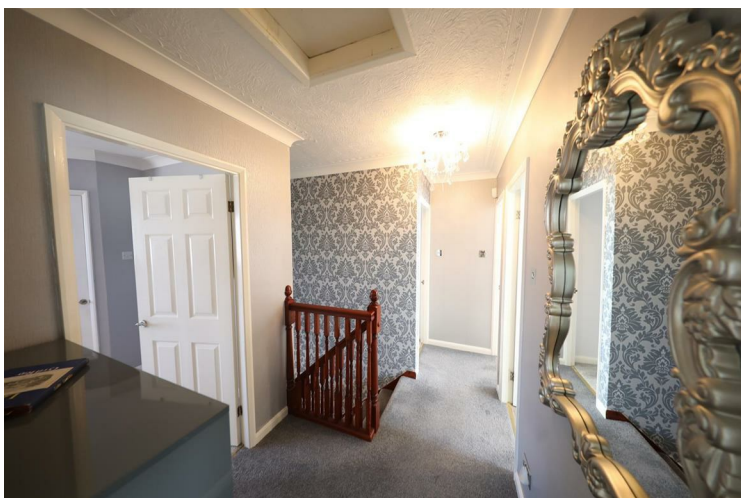
FIRST FLOOR

LANDING



BEDROOM TWO

A peaceful retreat with a rear-facing window and elegant ceiling coving.



BEDROOM ONE

A serene master bedroom with a front-facing window, ceiling coving, and direct access to a luxurious ensuite.



BEDROOM THREE

Bright and spacious, with a front-facing window and convenient built-in wardrobes.



BEDROOM FOUR

Comfortable and airy, featuring a rear-facing window, built-in wardrobes, and ceiling coving.



BATHROOM

This spacious, fully tiled bathroom includes a luxurious corner bath, a separate shower cubicle, a low flush WC, a hand wash basin set within vanity furniture, a chrome towel radiator, and a rear-facing window.



OUTSIDE

The south-facing rear garden is a private oasis, beautifully landscaped with a lush lawn, flower borders, trees, shrubs, and

evergreens. Fencing surrounds the perimeter for added privacy. A substantial timber deck with an electric and heated awning, fitted with lights, is perfect for summer dining and entertaining. There is also a covered hot tub area that maximizes the sunny aspect. (The hot tub and pergola are not included in the sale but can be negotiated separately). Additional parking is available at the front, with easy access to the garage.



GARAGE

Practical and spacious, the garage includes an up-and-over door, power, lighting, and a personal side door for easy access



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

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

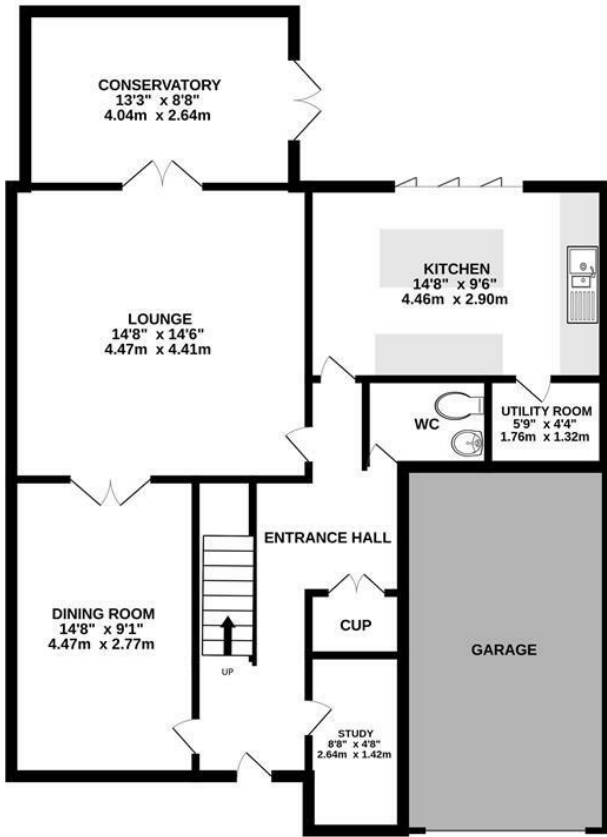
VIEWINGS

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

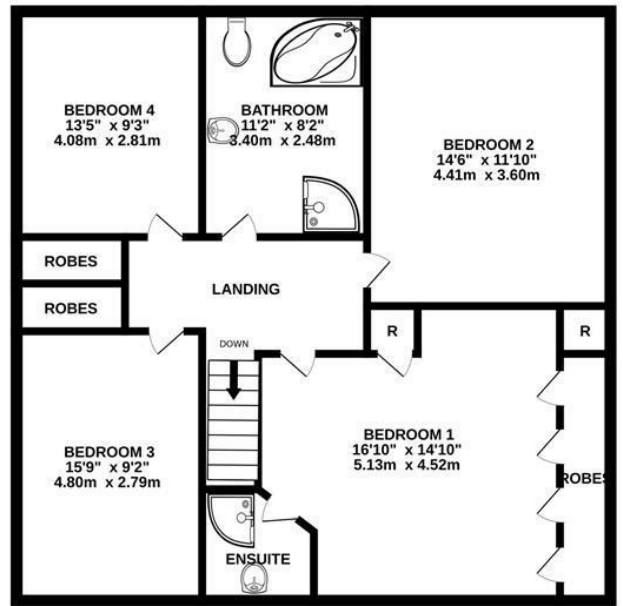
DISCLAIMER

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
828 sq.ft. (77.0 sq.m.) approx.



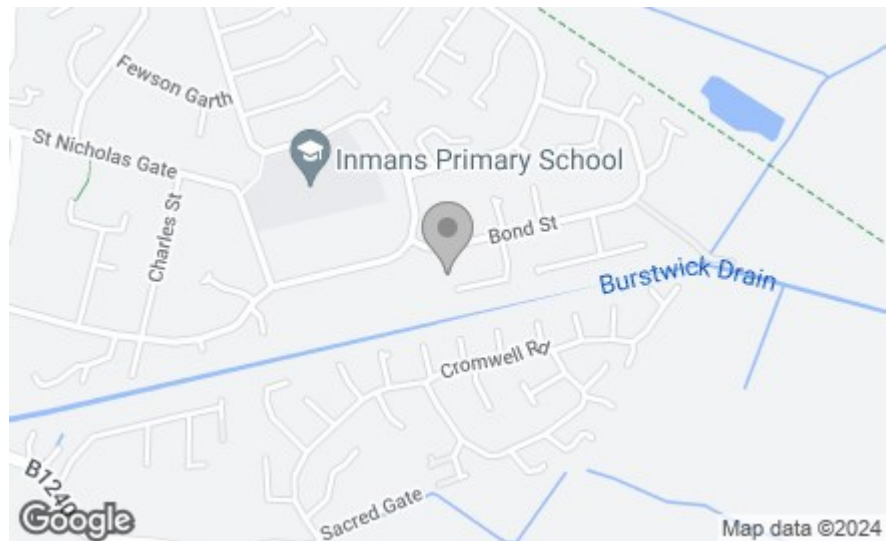
1ST FLOOR
854 sq.ft. (79.3 sq.m.) approx.



HAYMER DRIVE, HEDON

TOTAL FLOOR AREA : 1682 sq.ft. (156.3 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
Very energy efficient - lower running costs	
(82 plus) A	80
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
63	
England & Wales	EU Directive 2002/91/EC

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