



SYMONDS + GREENHAM

Estate and Letting Agents



87 Calvert Lane, Hull, HU4 6DF Offers in the region of £235,000

EX SHOW HOME - NO ONWARD CHAIN - IMMACULATE THREE BED DETACHED - LOVELY GARDEN - INTEGRAL GARAGE - TWO BATHROOMS - WELL PRESENTED THROUGHOUT

Symonds and Greenham are pleased to present this immaculate three bedroom detached property on Calvert Lane, a highly sought after location that offers excellent proximity to schools and amenities. This home is beautifully presented and ready for its new owners to move straight in, making it an ideal choice for buyers seeking a comfortable and stylish living space. As an ex show home this property comes with a wealth of additional extras.

Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious living room, perfect for relaxation and entertaining. The ground floor also features a well appointed kitchen diner, offering a modern and practical space for cooking and dining, with the added benefit of a utility room and a convenient w/c. The integral garage provides additional storage space and could be converted into further living space if desired.

The first floor comprises three generously sized bedrooms, each thoughtfully designed to maximise comfort and space. The primary bedroom includes a dressing room and a private en suite, adding a touch of luxury and practicality. The family bathroom is modern and well appointed, catering to the needs of a busy household. Central heating is fully serviced boiler is 3 years old and 10 year warranty. Electrical safety checks and all certificates are up to date

Externally, the property boasts a front drive providing off street parking, while the spacious lawned rear garden offers a blank canvas for you to create your ideal outdoor space, whether it's for family gatherings, gardening, or

GROUND FLOOR

ENTRANCE HALL

with door to...

LIVING ROOM

16'7 x 13'5 max (5.05m x 4.09m max)

a good sized reception room with deep bay window and under stairs storage cupboard



KITCHEN DINER

17'4 x 12'6 max (5.28m x 3.81m max)

a fantastic open plan kitchen dining area, bursting with natural light, with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, gas hob with overhead extractor fan, integrated oven, integrated fridge freezer, integrated dish washer and french doors leading to the rear garden



UTILITY ROOM

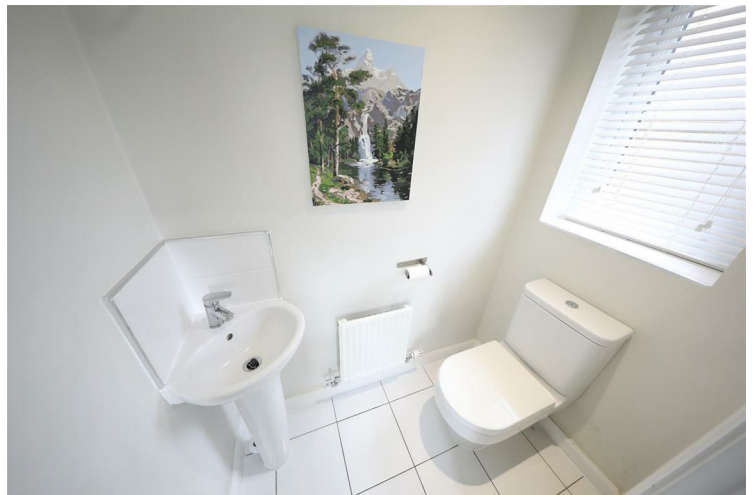
5'1 x 5'1 max (1.55m x 1.55m max)

with workbench, plumbing for washing machine, space for tumble dryer and door to the rear garden



W/C

with low level w/c and pedestal sink basin



FIRST FLOOR

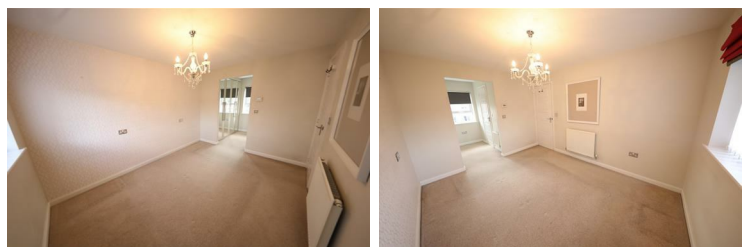
LANDING

with doors to all bedrooms and bathroom

BEDROOM 1

12'0 x 9'1 max (3.66m x 2.77m max)

a fantastic primary bedroom, adjoining the



DRESSING AREA

with fitted units and door to...



EN SUITE

with low level w/c, pedestal sink basin, walk in shower, with floor to ceiling tiles



BEDROOM 2

11'1 x 10'3 max (3.38m x 3.12m max)

another good sized double bedroom with fitted wardrobes and spacious storage cupboard



BEDROOM 3

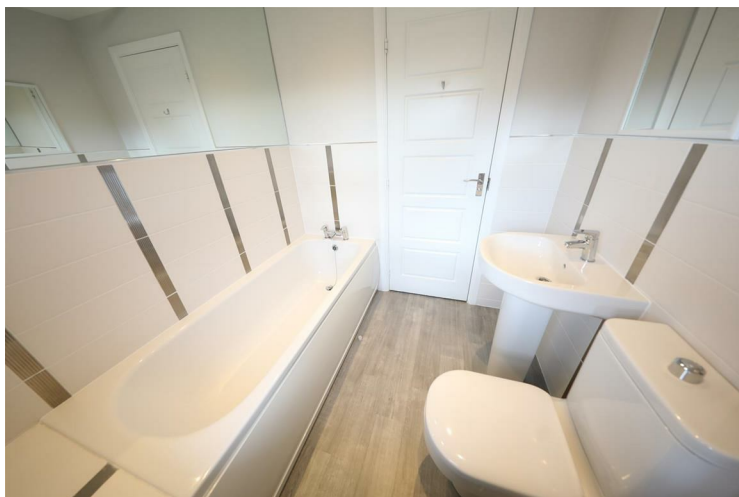
10'9 x 6'4 max (3.28m x 1.93m max)

another well presented bedroom



BATHROOM

an immaculate family bathroom with low level w/c, pedestal sink basin and panelled bath, with tiles to splash back areas



OUTSIDE

a fabulous rear garden, mainly laid to lawn with paved patio, with some low maintenance shrubbery, enclosed by timber fencing.

To the front, the property benefits from a front drive providing off street parking and a small lawned garden.



GARAGE

8'7" x 17'4" (2.63 x 5.3)

with power supply

CENTRAL HEATING

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

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

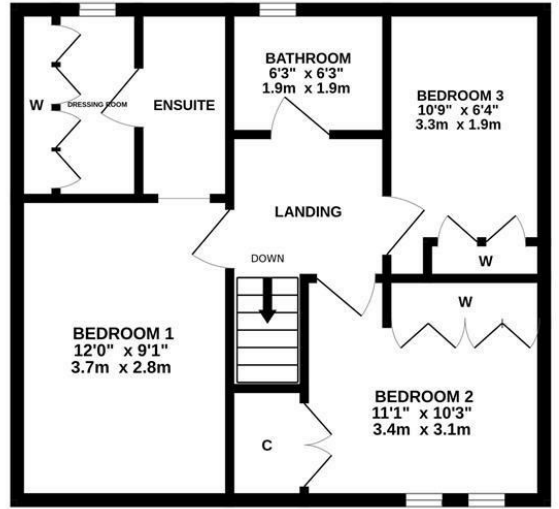
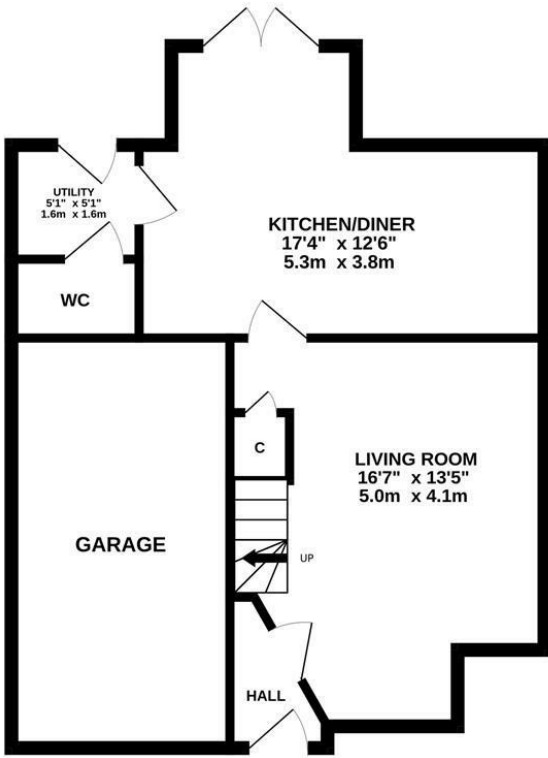
If you require more information on the tenure of this property please contact the office on 01482 444200.

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	89

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

