



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Sanderson Drive, Hessle, East Yorkshire HU13 0FZ** **£320,000**

**BEAUTIFUL DETACHED BUNGALOW - THREE GOOD SIZED BEDROOMS - TWO BATHROOMS - SOUTH FACING REAR GARDEN - IMMACULATELY PRESENTED - CLOSE TO TOWN CENTRE**

Symonds and Greenham are delighted to present this sensational three bedroom detached bungalow in Hessle, ideally located for transport networks and within walking distance to an array of amenities in Hessle town centre. This property, only a couple of years old, is immaculately presented and ready to move in.

Inside, the entrance hall leads to a spacious living room that overlooks the south facing garden, creating a bright and inviting atmosphere. The kitchen diner is modern and stylish, perfect for family meals and entertaining. There are three good sized bedrooms, including a primary bedroom with an en suite for added luxury and convenience. The communal shower room is equally stylish, boasting contemporary fittings and finishes.

Externally, the property features a beautifully maintained south facing lawned garden, ideal for relaxation and outdoor activities. The side drive at the front provides off street parking, adding to the convenience of this delightful home. This bungalow is perfect for those seeking a modern, move in ready home in a prime location.

## GROUND FLOOR

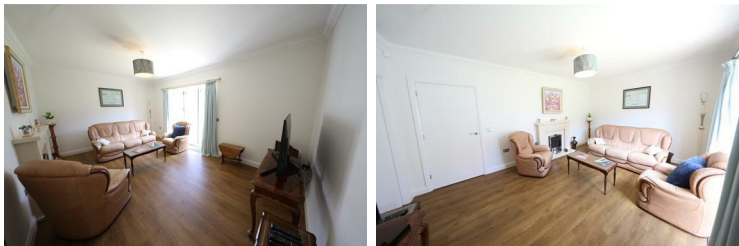
### ENTRANCE HALL



### LIVING ROOM

11'4 x 17'0 max (3.45m x 5.18m max)

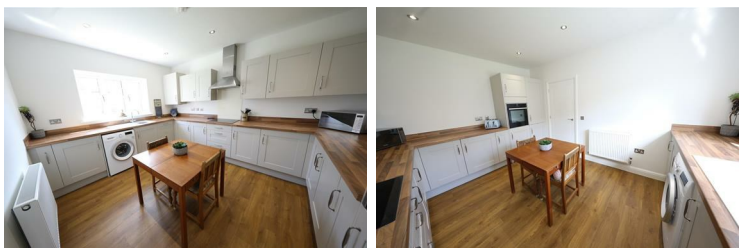
a fantastic living room, filled with natural light, with french doors leading to the rear garden



### KITCHEN DINER

13'4 x 10'9 max (4.06m x 3.28m max)

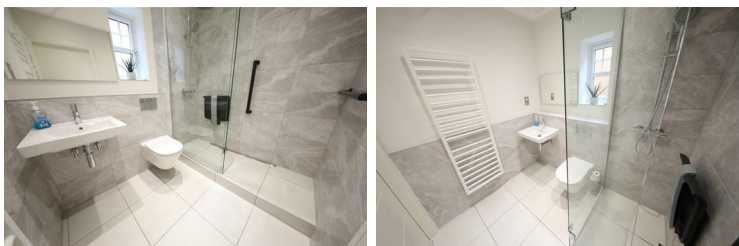
a beautiful modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven, induction hob with overhead extractor fan, integrated dishwasher and integrated fridge freezer



### SHOWER ROOM

6'10 x 10'6 max (2.08m x 3.20m max)

a stylish shower room, tiled throughout, with low level w/c, floating sink basin, heated towel rail and walk in shower



### BEDROOM 1

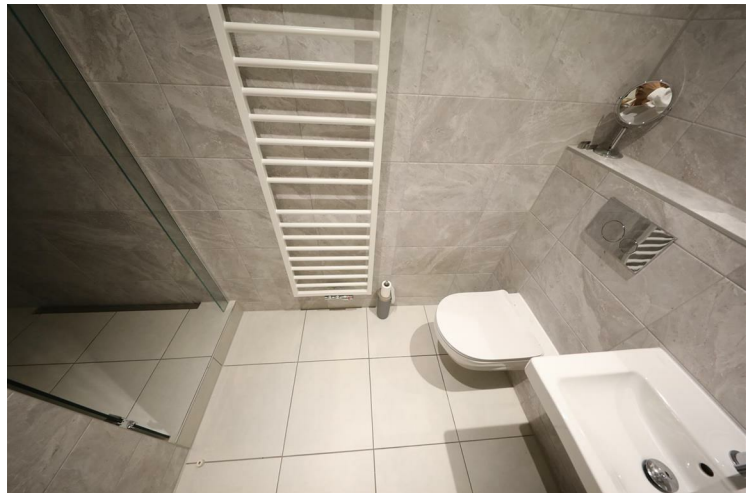
12'3 x 12'6 max (3.73m x 3.81m max)

a spacious primary bedroom with fitted wardrobes and door to...



### EN SUITE

a modern en suite, tiled throughout, with low level w/c, floating sink basin, heated towel rail and walk in shower



### BEDROOM 2

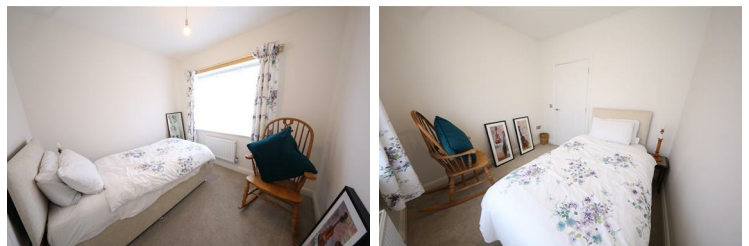
13'1 x 9'6 max (3.99m x 2.90m max)

another good sized double bedroom



### BEDROOM 3

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



### OUTSIDE

a beautiful south facing rear garden mainly laid to lawn, with paved patio, enclosed by timber fencing. To the front, the property has a drive providing off street parking and a small lawned garden



### **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 D.

### **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.

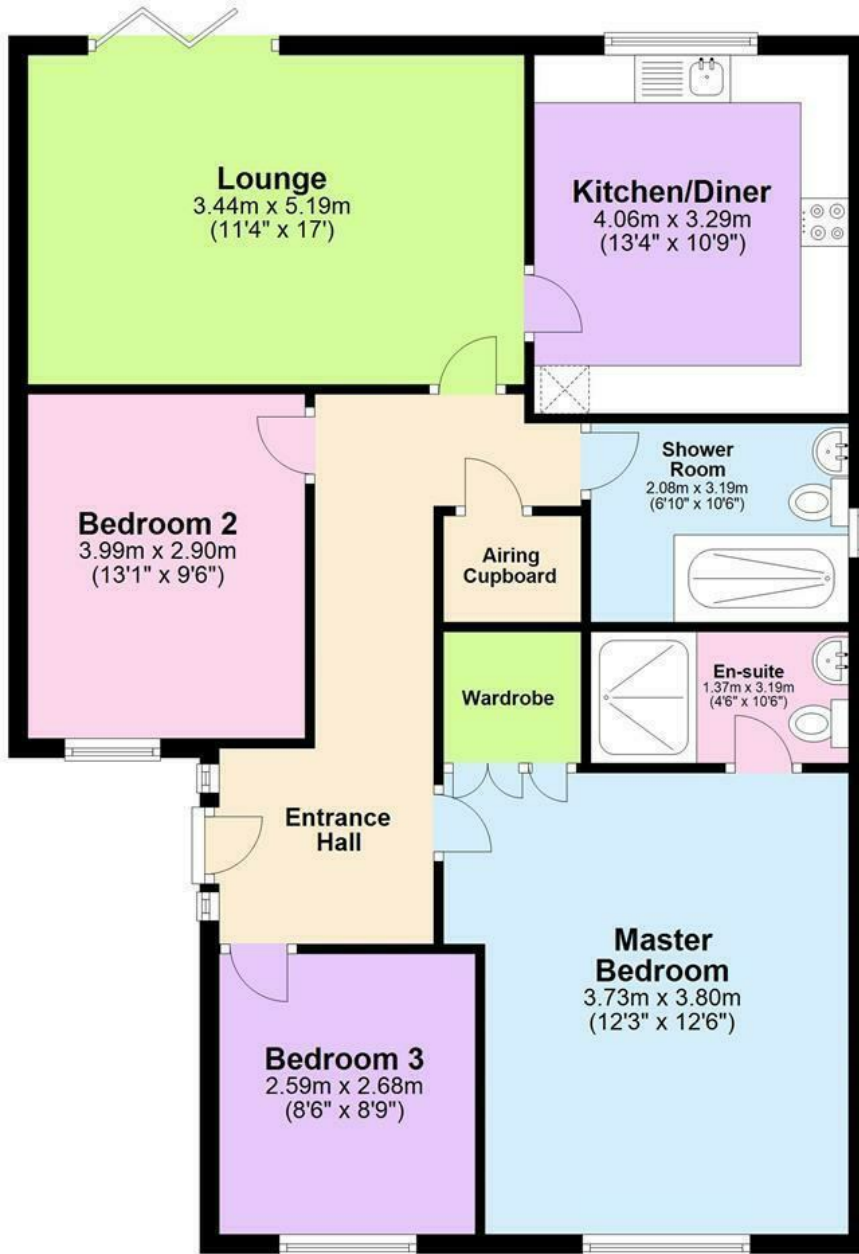
If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

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

## Ground Floor

Approx. 95.8 sq. metres (1031.4 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>95</b>
(81-81) <b>B</b>	<b>83</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

