



SYMONDS + GREENHAM

Estate and Letting Agents



79 Broad Avenue, Hessele, HU13 0FH

£250,000

BEAUTIFULLY PRESENTED - THREE BED SEMI - POPULAR RESIDENTIAL LOCATION - STUNNING REAR GARDEN

This outstanding three bedroom semi detached property on Broad Avenue in Hessele offers a fantastic opportunity for anyone seeking a stylish and modern home in a popular location. Ideally situated with excellent proximity to the town centre, the property is immaculately presented throughout and ready to move into. Less than three years old, the current owners have enhanced the home with numerous upgrades, including luxurious underfloor heating and a quartz breakfast bar in the kitchen, making this property truly special.

Upon entering, the hallway leads to a beautifully decorated living room, perfect for relaxation or entertaining guests. The spacious kitchen diner boasts a sleek and contemporary design, complete with a quartz breakfast bar for casual dining. There is also a convenient ground floor toilet. The vendors have paid attention to every detail, making the ground floor both functional and aesthetically pleasing. Upstairs, the first floor features three generously sized bedrooms, offering comfort and space for family living. The primary bedroom benefits from a stylish en suite, while the remaining bedrooms share a spacious and modern family bathroom, all finished to a high standard.

Externally, the property boasts a fully landscaped and immaculate rear garden, perfect for alfresco living and enjoying outdoor activities. The garden has been thoughtfully designed, providing a beautiful space to relax and entertain. The front drive also offers off street parking, adding to the home's practicality. This is a must see property for anyone looking to settle into a stunning, move in ready home in the heart of Hessele.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

a beautifully styled hall way with stairs to first floor and door to kitchen and...

LIVING ROOM

12'9 x 9'0 max (3.89m x 2.74m max)

a cosy living room

KITCHEN DINER

15'0 x 9'9 max (4.57m x 2.97m max)

a beautiful open plan kitchen dining area with a range of eye and base level units with complementing work surfaces, quartz breakfast bar, integrated oven with gas hob and overhead extractor fan, sink basin with drainer unit, integrated washing machine, integrated dishwasher, integrated fridge freezer and french doors leading to the rear garden

W/C

with low level w/c and pedestal sink basin

FIRST FLOOR

LANDING

BEDROOM 1

11'8 x 9'5 max (3.56m x 2.87m max)

a stylishly presented primary bedroom with door to...

EN SUITE

with low level w/c, pedestal sink basin and walk in shower

BEDROOM 2

10'7 x 8'7 max (3.23m x 2.62m max)

another good sized double bedroom

BEDROOM 3

9'7 x 6'9 max (2.92m x 2.06m max)

BATHROOM

with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment

OUTSIDE

To the rear, the property boasts a larger than average recently landscaped garden, with porcelain paved patio and artificial grass, providing the ideal spots for alfresco living in the warmer months, enclosed by timber fencing.

To the front, the property benefits from a block paved drive providing off street parking for multiple vehicles

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

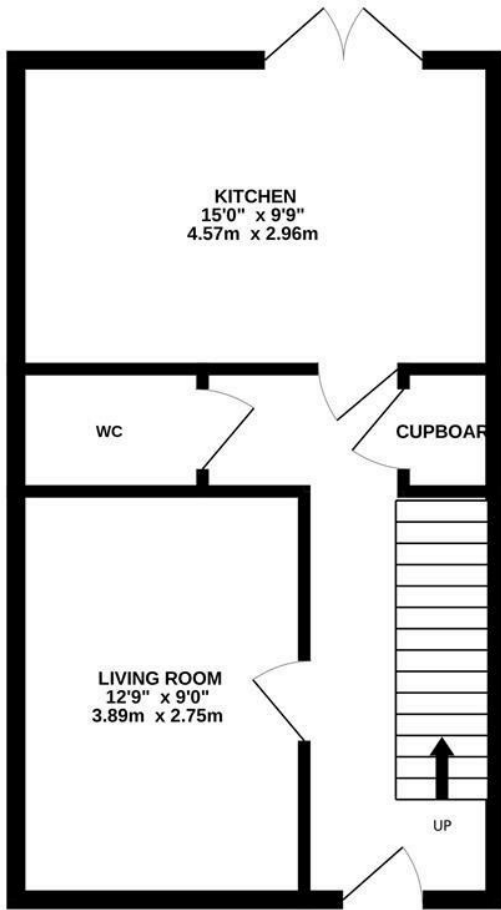
Symonds + Greenham have been informed that this property is Freehold.

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

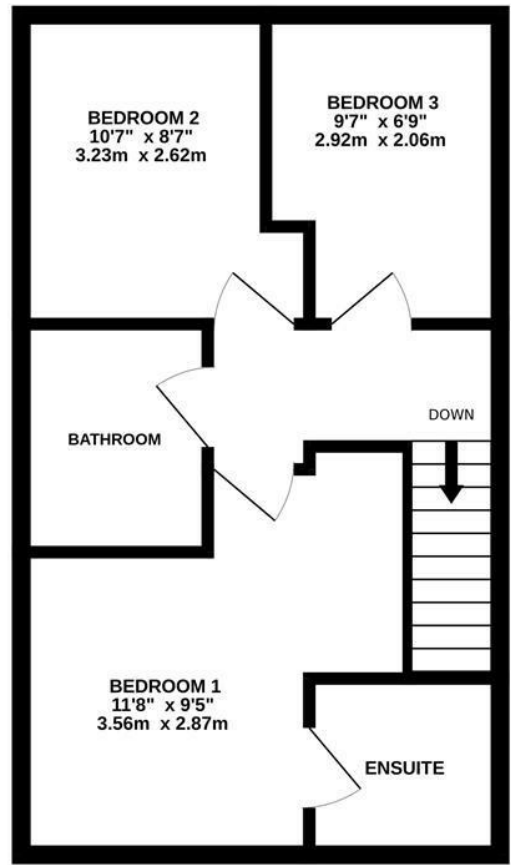
VIEWINGS

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
84	96

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC

