



SYMONDS + GREENHAM

Estate and Letting Agents



Greystones Preston Road, Hull, Yorkshire HU12 8JU

£490,000

Set on approximately 1/3 of an acre, this beautifully maintained and incredibly spacious detached bungalow offers a unique opportunity to embrace countryside living while being moments from the heart of Hedon. Boasting four generously sized bedrooms, open-plan living spaces, and breathtaking open views to both the front and rear, this home is perfect for families or those seeking versatile, comfortable living in a superb location.

From the moment you arrive, the private sweeping driveway, landscaped frontage, and double-length garage set the scene for what lies within. Step inside to find a welcoming entrance hall leading to a light-filled open-plan lounge and dining room with sliding patio doors opening onto the extensive rear garden. The open plan kitchen/breakfast room is perfectly designed for family life and entertaining. The ground floor also features two spacious bedrooms, including one with an en suite shower room, and a luxurious family bathroom.

Upstairs, two further expansive bedrooms—each over 20ft long—enjoy stunning open countryside views, offering versatility for additional bedrooms, a home office, or hobby spaces.

Outside, the rear garden is truly spectacular, with a large patio, expansive lawn, and mature fruit trees. Whether you're hosting summer barbecues or simply enjoying the tranquility, this outdoor space is a dream come true. The double-length garage, complete with power and lighting, provides fantastic storage or workshop potential.

LOCATION

Situated at the north end of Hedon, this property enjoys the best of both worlds—peaceful open countryside views yet just a short stroll from the historic market town's bustling center. Local shops, restaurants, the popular Wednesday Market, and excellent schools are all within easy reach, alongside good transport links to Hull and surrounding villages.

This is a rare opportunity to acquire a property of this caliber in such a sought-after location. Don't miss out—schedule your viewing today to truly appreciate all this incredible home has to offer!

SIDE ENTRANCE

A welcoming side entrance with a glazed door and sidelight opens into the:

ENTRANCE HALL

A bright and inviting entrance hall with stairs to the first floor

OPEN PLAN LOUNGE DINER

21'9" x 25'2" at widest points (6.65m x 7.68m at widest points)

This expansive, open-plan space is perfect for relaxing or entertaining. The lounge area includes sliding patio doors leading to the garden and a multi fuel log burner perfect for those cosy winter evenings

OPEN PLAN KITCHEN/BREAKFAST ROOM

Perfect for entertaining or family meal time

KITCHEN

12'7" x 11'9" (3.84m x 3.59m)

A modern kitchen with sink and drainer unit, two integrated electric ovens, gas hobb with overhead extractor fan, integrated fridge freezer, plumbing for dishwasher and washing machine and space for tumble dryer

BREAKFAST ROOM

12'11" x 9'9" (3.96m x 2.99m)

With French doors to the rear garden

FAMILY BATHROOM

10'6" x 8'0" (3.21m x 2.44m)

A spacious and modern family bathroom with low level WC, vanity hand basin unit, corner shower cubicle, tiled bath and tiles from floor to ceiling

BEDROOM ONE

13'10" x 12'4" (4.22m x 3.78m)

A good sized double bedroom with fitted wardrobes and ensuite shower room

ENSUITE

8'3" x 6'5" (2.52m x 1.97m)

A modern en suite with a walk-in shower, WC, and a large vanity unit with an integrated washbasin.

BEDROOM TWO

19'7" x 12'5" (5.99m x 3.79m)

A large double bedroom

FIRST FLOOR

LANDING

BEDROOM THREE

20'8" x 12'8" (6.32m x 3.88m)

A generous double bedroom with a large storage cupboard

BEDROOM FOUR

21'11" x 12'8" (6.69m x 3.88m)

Anb excellent sized double bedroom

OUTSIDE

FRONT GARDEN

The property is approached via a private sweeping driveway, offering ample off-street parking and surrounded by raised planters filled with mature shrubs.

REAR GARDEN

An expansive, enclosed rear garden measuring approximately 42m (138ft) in length. It features a large paved patio, an extensive lawn, mature fruit trees, fish pond and pergola BBQ area

GAMES ROOM/BAR

An excellent space ideal for entertaining guests or kicking back and relaing

GARAGE

A detached, brick-built double-length garage with an up-and-over door, side door, and windows overlooking the patio. Equipped with power and lighting, this space is ideal for storage or use as a workshop.

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.

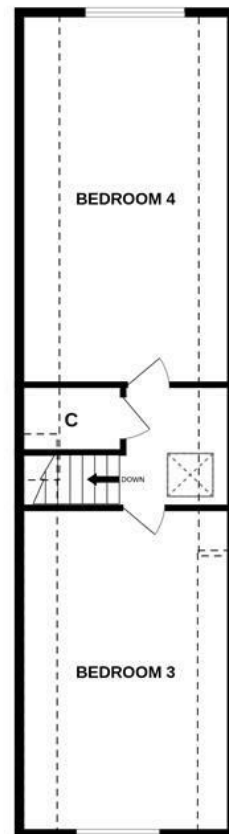
DISCLAIMER

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
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1994 sq.ft. (185.3 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		
(92 plus) A	63	77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	63	77
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

