



SYMONDS + GREENHAM

Estate and Letting Agents



11 Church Lane, Thorngumbald, Yorkshire HU12 9PD

£375,000

EXCEPTIONAL DETACHED HOME – LUXURIOUS OPEN-PLAN KITCHEN/LIVING/DINER – MODERN BATHROOMS – HIDDEN SWIMMING POOL UNDER DECKING – NO ONWARD CHAIN

Symonds & Greenham proudly present this stunning, fully refurbished detached family home in the picturesque village of Thorngumbald. Renovated to an impeccable standard over the past two years, this property exudes quality and style, a true testament to its current owners.

Perfectly positioned with easy access to the A63, it offers a charming village lifestyle with shops, cafés, and pubs nearby, while the bustling amenities of Hedon—including supermarkets, bars, and restaurants—are just minutes away.

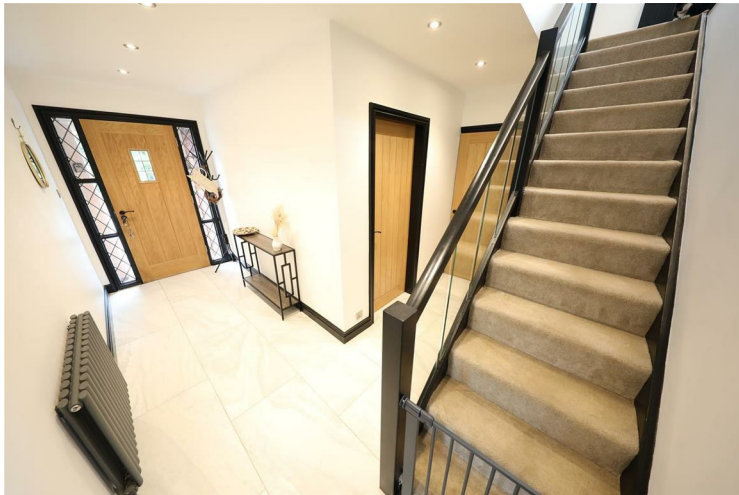
Step inside, and you're immediately met with a breathtaking sense of luxury. The ground floor boasts a stylish lounge, a spectacular open-plan kitchen/living/diner, a utility room, a study (or fourth bedroom), and a WC. Upstairs, you'll find three spacious bedrooms, including a master with an ensuite, plus a beautifully designed family bathroom.

Outside, the property impresses further with a large driveway for multiple vehicles and a stunning rear garden—featuring a lush lawn and a cleverly concealed swimming pool beneath the decking.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to kitchen/living/diner, door to bedroom 4/office, door to downstairs WC and door to...



LOUNGE

21' max x 12'8 max (6.40m max x 3.86m max)



KITCHEN/LIVING/DINER

30'10 max x 26'2 max (9.40m max x 7.98m max)

With a range of eye level and base level units and kitchen island with complementing work surfaces, sink unit, integrated dishwasher, integrated microwave, range style cooker, space for fridge-freezer, bifold doors and sliding patio doors to rear garden and sliding doors to...

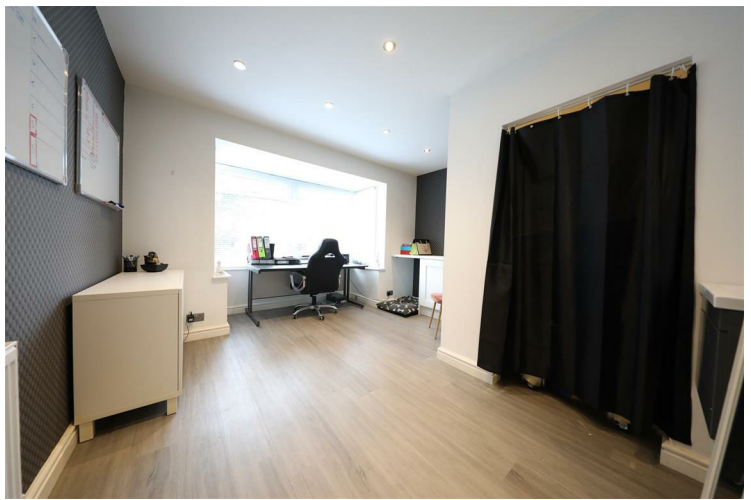


UTILITY ROOM

With plumbing for washing machine and space for tumble dryer

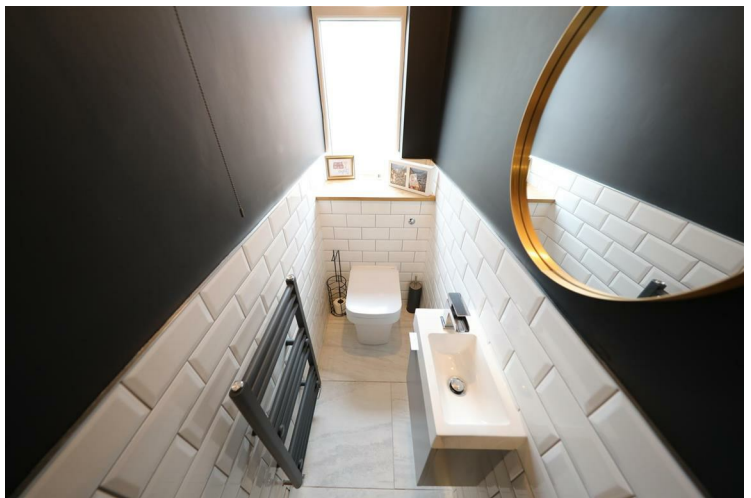
BEDROOM 4/OFFICE

14'7 max x 12'8 max (4.45m max x 3.86m max)



DOWNSTAIRS WC

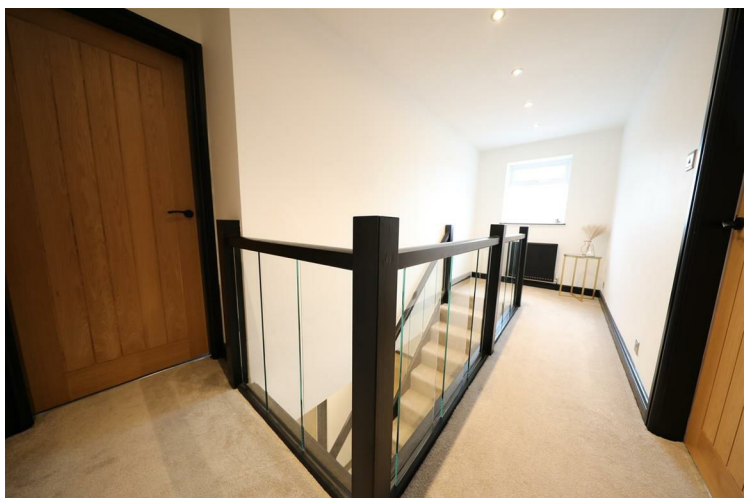
With low-level WC, handbasin, heated towel rail, tile to splashback areas what is you



FIRST FLOOR

LANDING

With doors to bedrooms one, two and three and door to bathroom



BEDROOM 1

15'3 max x 11'2 max (4.65m max x 3.40m max)

With fitted wardrobes and door to...



ENSUITE SHOWER ROOM

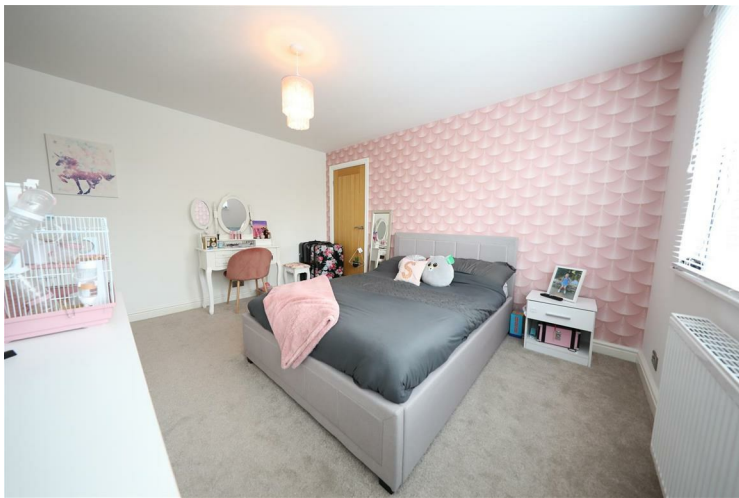
With low-level WC, handbasin, shower cubicle with overhead shower, floor to ceiling tiles



BEDROOM 2

13'5 max x 13' max (4.09m max x 3.96m max)

With storage cupboard



BEDROOM 3

17'6 max x 11' max (5.33m max x 3.35m max)

With fitted wardrobes



BATHROOM

11'3 max x 6'2 max (3.43m max x 1.88m max)

With low-level WC, handbasin, freestanding bath with overhead shower attachment, heated towel rail, floor to ceiling tiles.



OUTSIDE

The front of the property boasts of an impressive drive and is mainly laid with gravel providing off-street parking with a side drive leading to the storeroom, previously the garage.

The rear garden is mainly laid to lawn with a paved patio area, an area laid with gravel and a raised area laid with artificial grass and decking.



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.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

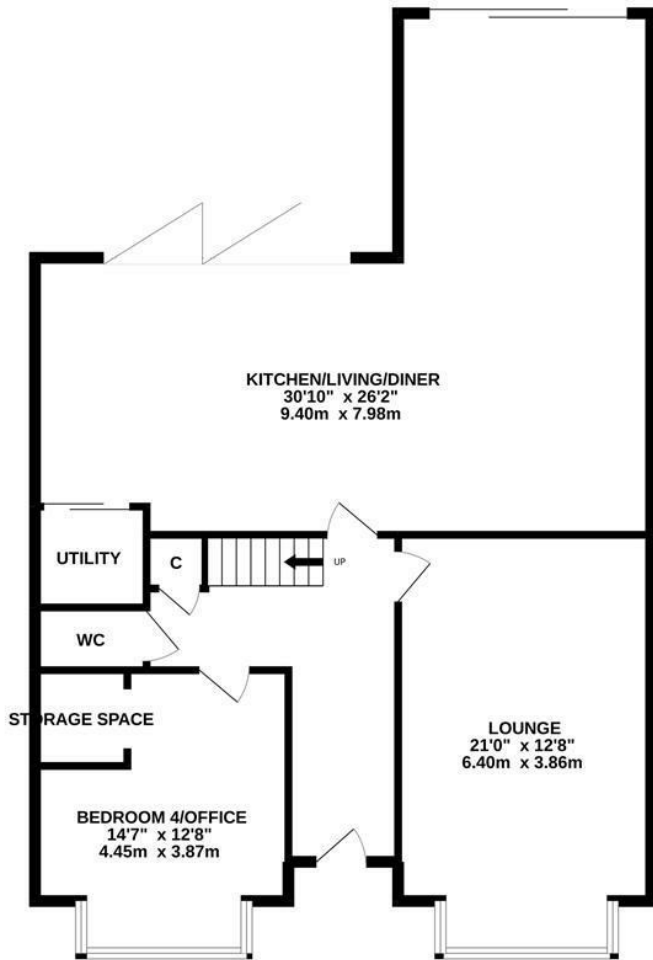
DISCLAIMER

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.

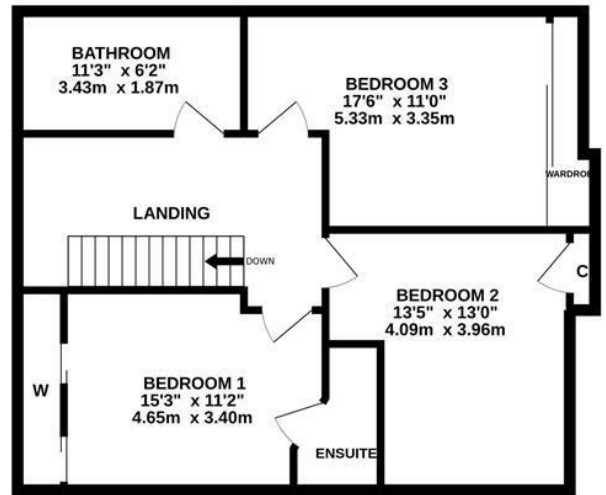
VIEWINGS

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

GROUND FLOOR
1184 sq.ft. (110.0 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1864 sq.ft. (173.2 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			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(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	

