



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 2 Jubilee Close, Hull, HU12 8RQ

### £400,000

Nestled in the charming market town of Hedon, Jubilee Close presents a magnificent five-bedroom detached family home that epitomises modern living. This property is ideally suited for larger families, offering an abundance of space and a high standard of decor throughout.

Spread over three well-designed floors, the ground floor welcomes you with a stunning living room that provides a perfect space for relaxation and entertainment. The modern kitchen/diner is a true highlight, featuring contemporary fixtures and fittings, complemented by a convenient utility room. A lovely conservatory extends the living space, allowing for an abundance of natural light, while a downstairs WC adds to the practicality of the home. Additionally, the integral garage offers secure parking and extra storage.

The first floor comprises four generously sized double bedrooms, with the second bedroom benefiting from its own en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms, ensuring comfort for all. Ascend to the second floor to discover the master bedroom, which boasts fitted wardrobes and an en-suite bathroom, providing a private retreat for relaxation.

Outside, the property features off-street parking for up multiple vehicles, ensuring convenience for family and guests. The south-west facing garden at the rear is a delightful outdoor space, perfect for enjoying sunny afternoons and hosting gatherings.

With its prime location near well-regarded schools and a variety of local amenities, this exceptional home is a rare find in the market. Properties of this size and quality seldom come available, so we encourage you to book your viewing at your earliest convenience to avoid disappointment.

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, door to kitchen/diner, door to garage and door to...

### LIVING ROOM

*19'4 max x 11'9 max (5.89m max x 3.58m max)*

with log burning stove and bi-fold doors into...

### KITCHEN/DINER

*22'6 max x 10'2 max (6.86m max x 3.10m max)*

with a range of eye level and base level units with complimenting work surfaces, sink and drainer unit, integrated fridge, integrated freezer, integrated dishwasher, integrated wine-cooler, space for range style cooker, door to utility room and open plan door way through to...

### CONSERVATORY

*12'6 max x 12'4 max (3.81m max x 3.76m max)*

with french patio doors to rear garden

### UTILITY ROOM

with eye level units with complimenting work surfaces, plumbing for washing machine, door to rear garden and door to...

### DOWNSTAIRS WC

with low level WC and pedestal hand basin

### GARAGE

With electric door, split in to two separate areas and used for storage.

## FIRST FLOOR

### MASTER BEDROOM

*15'7 max x 13'11 max (4.75m max x 4.24m max)*

with fitted wardrobes, storage cupboard and door to...

### EN-SUITE SHOWER-ROOM

with low level WC, pedestal hand basin, shower cubicle with over head shower, floor to ceiling tiles

### BEDROOM 3

*13'7 max x 12'4 max (4.14m max x 3.76m max)*

### BEDROOM 4

*14'9 max x 9'1 max (4.50m max x 2.77m max)*

with fitted wardrobes

### BEDROOM 5

*12'9 max x 7' max (3.89m max x 2.13m max)*

with fitted wardrobes

### BATHROOM

with low level WC, vanity hand basin, panelled bath with over head shower, heated towel rail, floor to ceiling tiles

## SECOND FLOOR

### BEDROOM 2

*13'5 max x 9'5 max (4.09m max x 2.87m max)*

with fitted wardrobes and door to...

### EN-SUITE BATHROOM

with low level WC, pedestal hand basin, fitted bath with over head shower, tiled to splash back areas

## OUTSIDE

The front of the property is mainly laid to lawn with a brick paved drive providing off-street parking.

The rear garden is south-west facing and is mainly laid to lawn with a raised decking area, a block paved patio area and some low maintenance shrubbery.

## CENTRAL HEATING

The property has the benefit of gas central heating with a boiler fitted in 2022 and serviced yearly.

## 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 E.

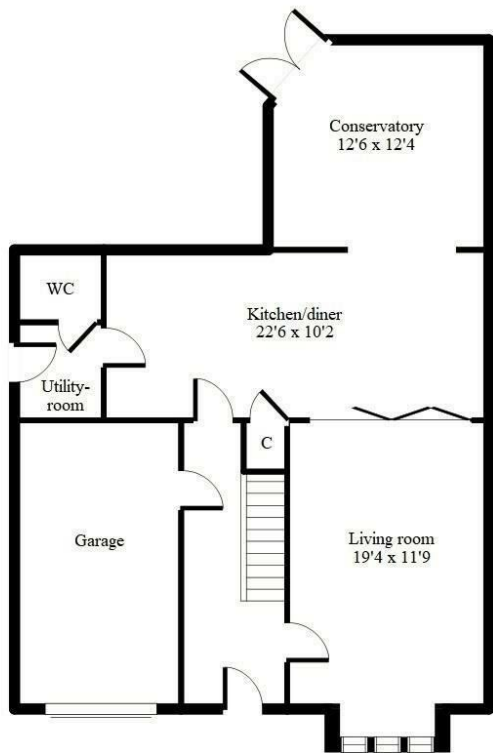
## DISCLAIMER

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.

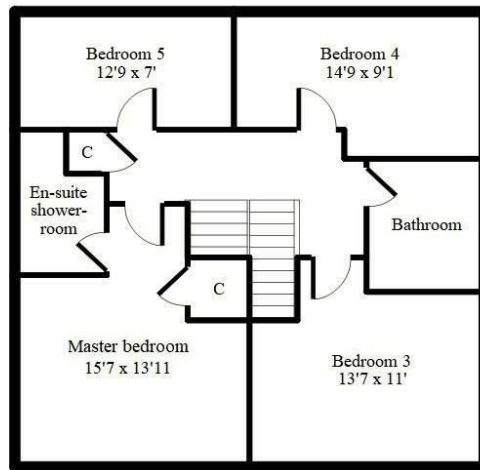
## VIEWINGS

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

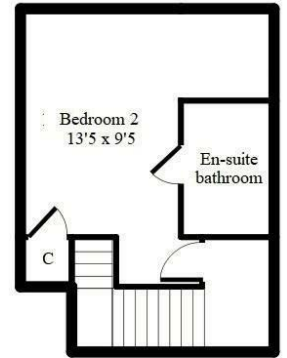




Ground floor



First floor



Second floor

