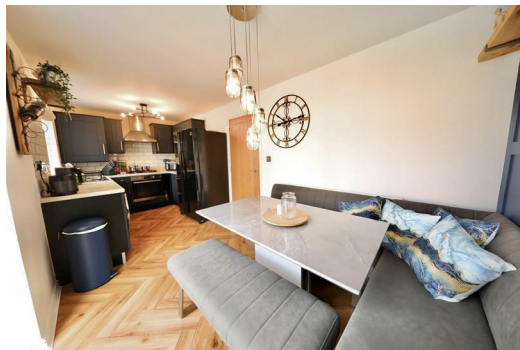




SYMONDS + GREENHAM

Estate and Letting Agents



30 Chartwell Gardens, Hull, HU7 3FB

Offers over £230,000

SENSATIONAL THREE BED DETACHED - PEACEFUL, SECLUDED LOCATION - BEAUTIFULLY PRESENTED THROUGHOUT - PHENOMENAL REAR GARDEN - THREE DOUBLE BEDROOMS - CLOSE TO AMENITIES AND GOOD SCHOOLS

Tucked away on the peaceful and secluded Chartwell Gardens in the popular HU7 area, this beautifully presented three bedroom detached home offers stylish and spacious accommodation throughout. Set in a quiet residential location, it is perfect for families or anyone looking for a high-quality, move-in-ready property.

The interior is finished to a fantastic standard, with eye-catching herringbone flooring running throughout the ground floor, adding warmth and contemporary charm. The layout comprises a welcoming entrance hall, a cosy living room complete with a log burner, a sleek and well-equipped kitchen diner ideal for entertaining, a convenient downstairs WC, and access to the converted garage which is currently used as a home gym, offering excellent versatility.

To the first floor are three generously sized double bedrooms, each stylishly decorated, with the primary bedroom benefitting from its own en suite. A beautifully appointed family bathroom completes the upstairs accommodation. Externally, the home features a fabulous, low-maintenance rear garden, perfect for relaxing or socialising, along with a petite front garden and a private driveway offering off-street parking. This is a superb property in a sought-after location, offering space, style and comfort throughout.

BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

with doors to both the garage and the...

LIVING ROOM

a beautifully styled living room with multi fuel burner and door to the hallway

HALLWAY

GYM

9'9 x 8'4 max (2.97m x 2.54m max)

a fantastic, converted gym

GARAGE

9'9 x 8'4 max (2.97m x 2.54m max)

a partial garage with power supply

KITCHEN

19'10 x 7'8 max (6.05m x 2.34m max)

a stylish kitchen with a range of eye and base level units with complementing work surfaces, stainless steel sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dishwasher, plumbing for washing machine, with French doors to the rear garden

W/C

with low level w/c and pedestal sink basin

FIRST FLOOR

LANDING

BEDROOM 1

15'9 x 9'4 max (4.80m x 2.84m max)

a stylish primary bedroom with door to...

EN SUITE

with low level w/c, pedestal sink basin and walk in shower, with tiles to splash back areas

BEDROOM 2

11'4 x 8'9 max (3.45m x 2.67m max)

another spacious double bedroom

BEDROOM 3

9'8 x 7'9 max (2.95m x 2.36m max)

a third double bedroom

BATHROOM

a serene family bathroom with low level w/c, pedestal sink basin and panelled bath, with tiles to splash back areas

OUTSIDE

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 "A" (change as needed).

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

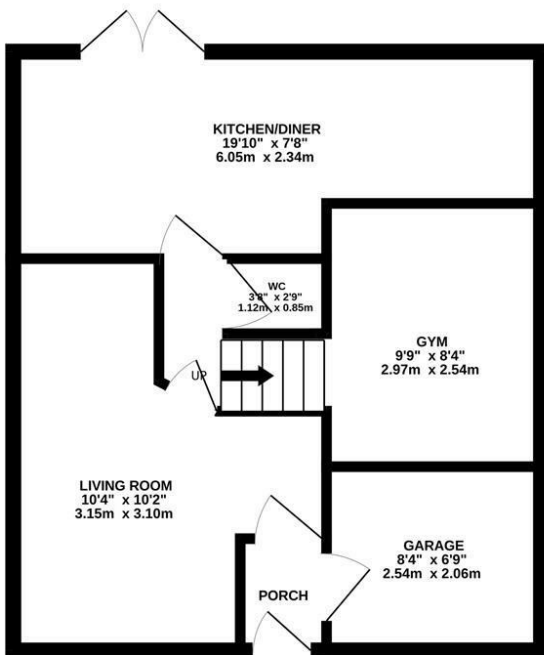
Symonds + Greenham have been informed that this property is Freehold.

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

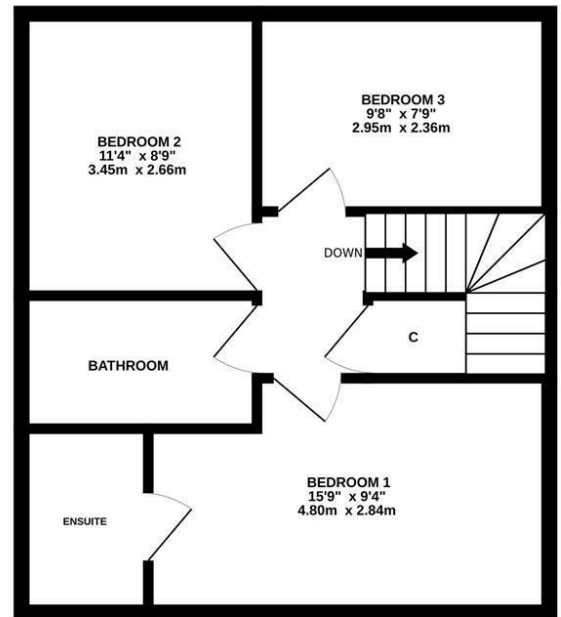
VIEWINGS

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

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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			89
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(02 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	

