

# Whitakers

Estate Agents



## 1 Brooklands, Hull, HU7 4WA

**Guide price £360,000**

\*\*\*MALET LAMBERT CATCHMENT\*\*\*

This beautiful executive detached home is situated on the prestigious Brooklands development, a quiet residential community of self-build properties that are rarely available.

The house has excellent schools nearby including Malet Lambert and Gillshill Primary School, making the area very popular with families as well as great transport links.

Boasting spacious rooms throughout, the hub of the home is at the rear of the house with a huge open plan modern kitchen/ dining area. A useful utility area leads off from the kitchen, and a downstairs cloakroom / W.C. follows on from the light and spacious entrance hall. The property also benefits from a further lounge, and a bar / entertaining room to the ground floor, perfect for entertaining guests! The first floor boasts five bedrooms (two with en-suite facilities) and the family bathroom. Decorated beautifully throughout, this lovely home is offered in 'move into' condition and offers an excellent opportunity to a growing family or those looking for space.

The property also offers ample off-road parking, having a private driveway and garage. There are mature gardens to the front and rear of the property, with the French doors of the kitchen opening out onto the rear garden.



## Entrance

The entrance is via a glazed composite door.

## Entrance Hall



Beautiful, spacious hallway with solid wood flooring, radiator and stairs leading to the first floor.

## Cloaks/ W.C.



The cloakroom has a low level W.C. and wall hung wash hand basin, radiator, solid wood flooring and uPVC double glazed window..

## Sitting Room 17'3" x 13'3" (5.28 x 4.06)



Spacious sitting room with uPVC double glazed bay window to the front aspect, a focal fireplace with flame effect fire, and effective lighting. The sitting room also has solid wood flooring, a uPVC double glazed window to the side aspect, and two radiators.

## 2nd Reception Room/Bar 17'7" x 10'2" (5.38 x 3.10)



Fabulous for entertaining, the well stocked bar has been a great addition with the current family, with solid wood flooring, radiator and arch uPVC double glazed window to the side aspect.

## Kitchen/Dining/Living 24'9" x 19'7" (7.559 x 5.984)



Wow, prepare to be amazed, we love this kitchen, with a range of base and wall units with central island with integral fridge and freezer, offering more storage and seating options, the kitchen is certainly the hub of the home! Well equipped with double oven and grill, gas hob, extractor, integral dish washer, one and a half sink/drainer and space for an American style fridge freezer, a beautiful tile floor, and uPVC double glazed window, French doors and single door to the rear aspect.

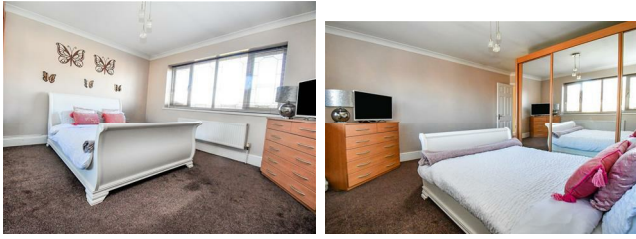
## Utility Room

The utility room offers plumbing for an automatic washing machine and space for a tumble/condenser dryer, base and wall units with contrasting work surfaces and partial tiled walls and floor.

## Stairs to the first floor landing

With storage cupboard, a radiator and access to the loft with fixed pull down ladder and power. loft with lighting and fully boarded.

Master Bedroom 13'1" x 12'9" (3.99 x 3.91)



Spacious bedroom with uPVC double glazed window to the rear aspect, radiator, and ample storage with full length sliderobes.

En-Suite 7'10" x 6'3" (2.40 x 1.93)

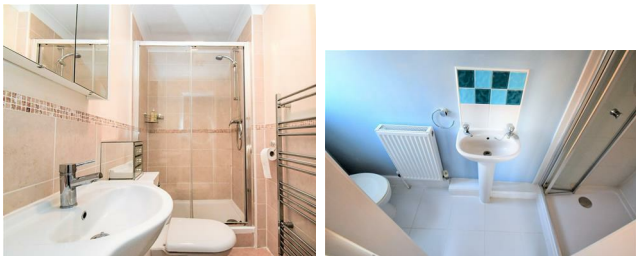
The en-suite has a low level W.C, vanity wash hand basin with mixer tap, a shower enclosure with thermostatic shower, a heated towel radiator and tiled walls and floor.

Bedroom Two 12'9" x 10'11" (3.91 x 3.33)



The second spacious bedroom has a uPVC double glazed window, carpet flooring, a radiator and fitted wardrobes.

En-Suite



The en-suite has a low level W.C., pedestal wash hand basin and shower enclosure, a radiator, tiled floor and uPVC double glazed window.

Bedroom Three 12'11" x 9'8" (3.94 x 2.97)



Another stunning, spacious bedroom with fabulous uPVC double glazed arch window, a radiator and carpet flooring.

Bedroom Four 12'5" x 8'3" (3.81 x 2.54)



Spacious, with uPVC double glazed arch window, radiator and carpet flooring.

Bedroom Five 9'8" x 9'6" (2.95 x 2.92)



The fifth bedroom has a radiator, carpet flooring and uPVC double glazed window. Currently used as a beauty room, with portable steam/ sauna.



## Bathroom



The delightful bathroom has so much space, with shower enclosure, panel bath with mixer tap shower, low level wc and pedestal wash hand basin, partial tiled walls and floor and uPVC double glazed window and a heated towel radiator.

## Outside



To the front of the house there is an extensive lawn with wrap around block paved pathway. The garden has a range of mature shrubs and trees. The rear of the house enjoys the sunshine, with ample seating areas with feature paved patio, pathway and extensive lawn. The garden has a range of beautiful, mature shrubs/flower borders, with high level timber fence boundaries, access to the garage.

## Garage

The garage has an up/ over door, power and lighting, a uPVC double glazed window and door.

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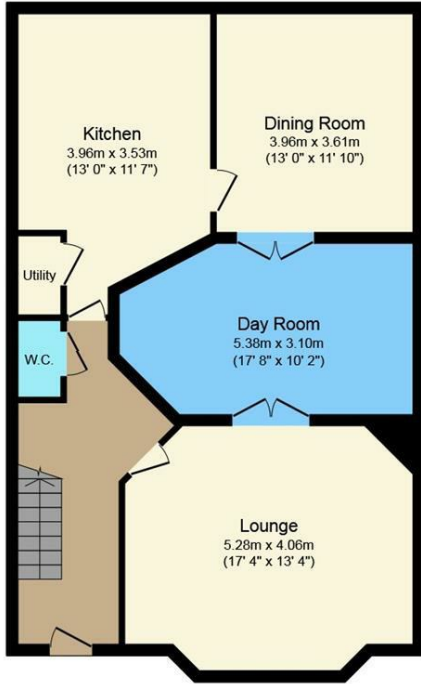
## Agents Notes

Services, fittings and equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Valuations

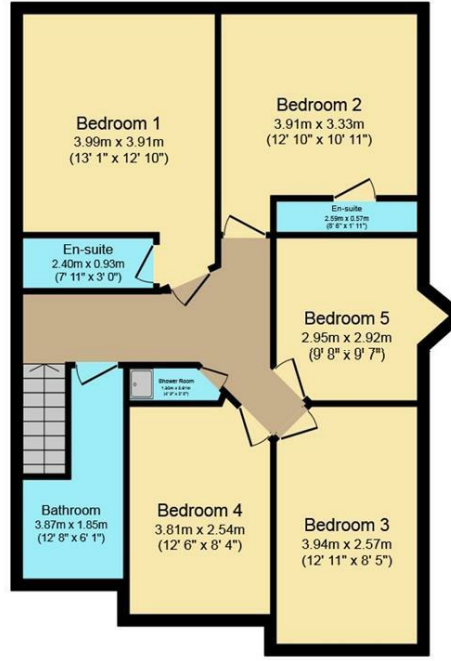
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to a

# Floor Plan



## Ground Floor

Floor area 84.7 sq.m. (912 sq.ft.) approx



## First Floor

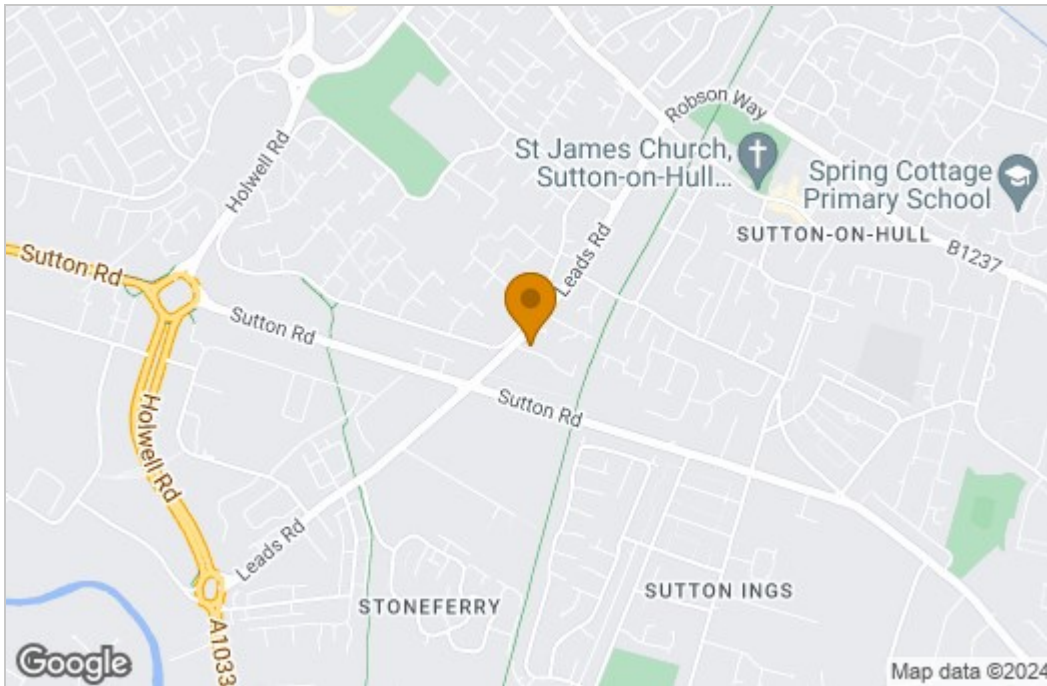
Floor area 79.7 sq.m. (858 sq.ft.) approx

Total floor area 164.4 sq.m. (1,770 sq.ft.) approx

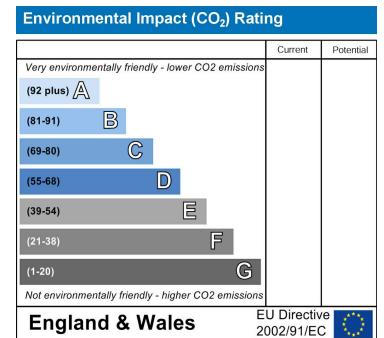
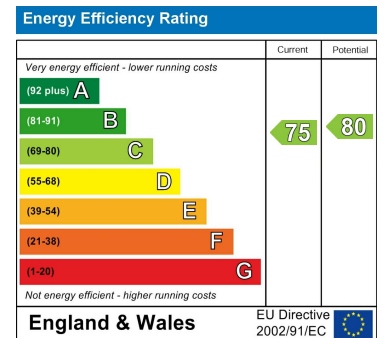
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# Area Map



# Energy Efficiency Graph



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