

Whitakers

Estate Agents



Castle Hill Lane, Hull, HU7 4TX

Guide price £325,000

*** GUIDE PRICE £325,000 - £335,000 ***

This amazingly spacious, stunning 4 bedroom Dormer Bungalow really needs to be viewed to be fully appreciated!

Situated on a peaceful private cul-de-sac and rarely becoming available, the property offers over 2000sq ft of living space and represents an outstanding opportunity to own this bespoke property offering amazing family accommodation in a popular and sought after area!

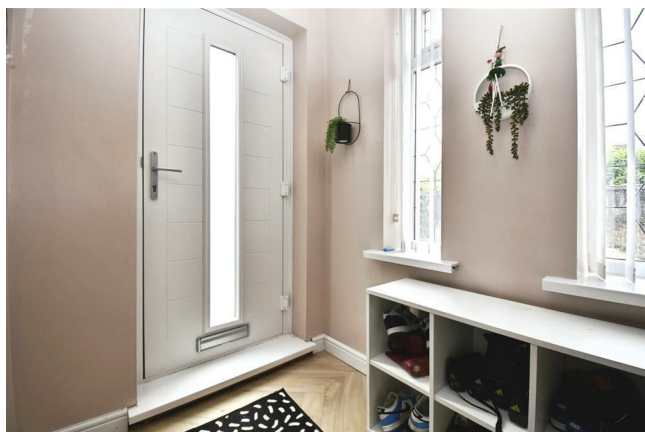
Conveniently situated close to local shops and amenities as well being just a short distance from Sutton Village and highly regarded local primary and secondary schools, the property has been lovingly improved and maintained by the current owners to present a most individual home in true "move-in" condition!

Briefly comprising; front porch, amazing hallway, spacious lounge with media wall, 3 double bedrooms, the third currently used as a study, 4 piece family bathroom, stunning fitted dining kitchen and utility room to the ground floor whilst the staircase from the hallway leads to the first floor which houses the master bedroom, second bathroom, a snug/storage room and the plant room for the air source heat pump system.

Standing on an impressive plot of approximately 0.3 acres with gated resin frontage and side driveway boasting parking for multiple vehicles, double garage and impressive rear and side gardens, we really cannot stress enough the importance of viewing this amazing property!

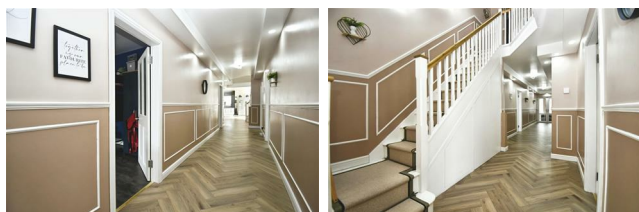
The Accommodation Comprises

Front Porch



With composite entrance door and twin uPVC windows and Linoleum flooring

Hallway



Double doors lead into the impressive hallway with under floor heating and continuation of LVT flooring.

Lounge 23' x 13'6 (7.01m x 4.11m)



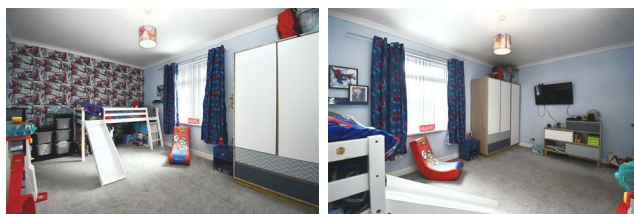
With uPVC Windows to front and side together with uPVC French doors to side, Laminate flooring, media wall and radiator.

Bedroom Two 16' x 10'8 (4.88m x 3.25m)



Double bedroom with laminate flooring, radiator and uPVC window to front aspect.

Bedroom Three 16' x 10'8 (4.88m x 3.25m)



Double bedroom with carpeted flooring, radiator and uPVC window to side aspect.

Bedroom Four/Study 14' x 11'7 (4.27m x 3.53m)



Double bedroom currently used as a study with carpeted flooring, radiator, PVC window to side aspect and uPVC French doors into rear garden.

Ground Floor Bathroom 10'9 x 9' (3.28m x 2.74m)



Spacious Family bathroom with 4 piece suite comprising bath with mixer shower attachment, single shower cubicle, low flush wc and pedestal hand wash basin. Vinyl flooring and panelled walls, heated towel rail, radiator and uPVC window to side aspect.

Kitchen/Dining Room 21'8 x 17'10 max (6.60m x 5.44m max)



Spacious dining kitchen with a range of fitted wall, base and tower units, contrasting work surfaces and splash backs. Space for range cooker with extractor over, matching island with stainless steel sink and flexi-mixer taps and storage cupboards. Integrated dish-washer, space for American style fridge/freezer, laminate flooring, and ample space for family dining. Radiator, uPVC window to rear, Two sets of Patio doors to garden and internal door into.....

Utility Room

With plumbing for washing machine and dryer, panelled walls and uPVC door into rear garden.

First Floor Landing



The staircase from the Hallway leads to the first floor landing with carpeted flooring and "velux" style window.

Master Bedroom 29'2 x 13'4 (8.89m x 4.06m)



The master bedroom features fitted wardrobes, laminate flooring with carpet inset, radiator, "velux" style window to front aspect and uPVC window to rear aspect.

First Floor Bathroom 10'6 x 7'2 (3.20m x 2.18m)



Well appointed bathroom featuring bath with dual head mixer shower and fitted screen, low flush wc and Jack and Jill hand wash basins housed in vanity unit with ample storage cupboards. Heated towel rail, panelled walls, tiled flooring and uPVC window to side aspect.

Snug/Storage Room 12' x 7'10 (3.66m x 2.39m)

This versatile room can be used for storage or as a snug/games room and has access to additional eaves storage.

Plant Room

Housing the controls for the Air Source Heat pump.

Garage 39'4" x 19'8" (12 x 6)



Situated at the foot of the gated resin side driveway is the large Double garage with front electric remote roller door, full electric supply and internal door into rear garden.

Outside



The property is accessed via wrought iron front gates which lead onto the resin frontage providing off road parking for multiple vehicles whilst there is an additional spacious garden area laid to lawn with mature trees and bushes. A second set of wrought iron gates lead to the resin side driveway, again providing off road parking for multiple vehicles and leading to the double garage.

The incredibly spacious, private gardens extend to the rear and side of the property and are laid mainly to lawn with resin and decked seating areas and covered timber outdoor entertaining areas, perfect for al-fresco living whilst fencing to perimeters give an excellent degree of privacy

Tenure

The property is Freehold

Council Tax

Council Tax band C

EPC

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

Free Market Appraisals/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 ask.

Material Information:

Construction - Brick/Tile

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 11 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Planning - No

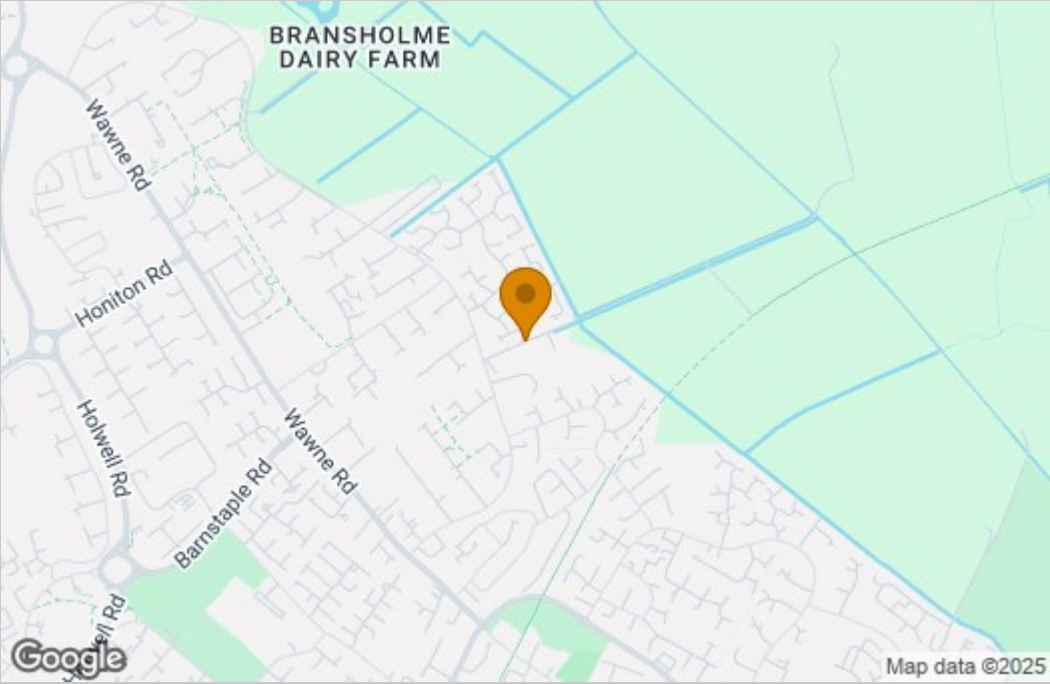
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

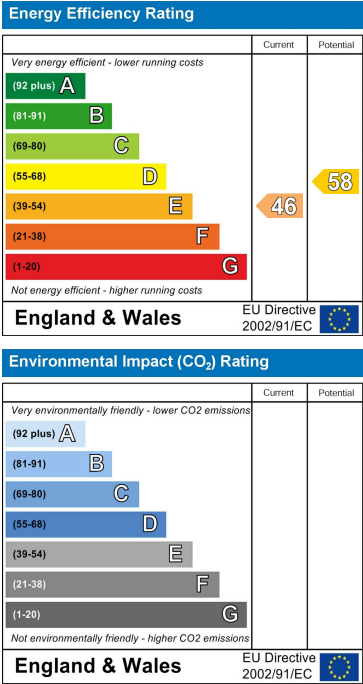
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.