



Mappleton Road, Great Hatfield



Kitchen



Lounge



Roseneath Mappleton Road, Hull, HU11 4UP  
£399,950

# Roseneath Mappleton Road, Hull, HU11 4UP

\*\* EXTENDED AND FULLY RENOVATED, CHAIN-FREE PROPERTY \*\*

Purchased in 2024 by a local builder, this detached property has been transformed from a quaint 1 bedroom bungalow to a stunning, 4 bedroom family home!!

The property has been extended to the rear and a second floor has been created in the roof space with the addition of dormer windows both front and rear. Throughout the property the quality of this renovation shines through and it has been undertaken to maximise the potential of the space available.

The ground floor offers a spacious and bright lounge with modern French doors leading to the dining room that is then open to the kitchen that benefits from a fantastic sky lantern and offers a brilliant entertaining space. A ground floor bedroom or snug and a modern fitted shower room completes this floor.

## Front Garden

This generous driveway offers parking for up to four cars.

## Entrance Hall

Entrance door, staircase to first floor, under stairs cupboard, radiator and laminate flooring.

## Kitchen

14'4" x 10'5" (4.38 x 3.18)

Two rear facing windows, patio doors to garden and stunning roof lantern. Fitted wall & base units, work surfaces, composite single drainer with one and a half bowl sink. Built in electric hob with extractor over, electric oven and microwave. Built in washing machine, fridge and freezer. Breakfast island with storage under. Radiator, open arch to dining room and laminate flooring.

## Dining Room

12'2" x 8'10" (3.73 x 2.71)

French doors to living room, open to kitchen, radiator and laminate flooring.

## Lounge

14'7" x 12'0" (4.47 x 3.66)

Two front facing windows - letting in lots of natural light, French doors to dining room, laminate flooring, radiator and features a brick chimney breast.

## Shower Room

Window facing rear of property, W.C, hand wash basin with storage under, part tiled walls, extractor fan, radiator, step in shower, good sized storage cupboard and tiled floors.

## Bedroom 2

11'8" x 9'8" (3.56 x 2.97)

This ground floor bedroom offers a front facing window, Radiator and carpeted.

## First Floor Landing

Rear window, Carpeted, Glass banister, Balustrade and loft access.

## Master Bedroom

19'3" x 11'7" (5.87 x 3.55)

Front facing dormer window, Rear window, Two radiators and carpeted.

## En-suite

Front facing velux window, W.C, Hand wash basin, Step in shower, Heated towel rail, Partly tiled walls, Extractor fan and vinyl floor.

## Bedroom 3

11'4" x 9'1" (3.47 x 2.77)

Front facing dormer window, Radiator and carpeted.

## Bedroom 4

11'6" x6'7" (3.53 x2.01)

Front facing dormer window, Radiator and carpeted.

## Bathroom

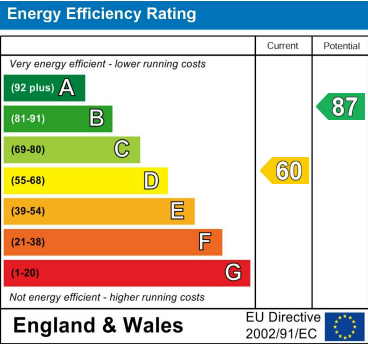
7'4" x 5'9" (2.25 x 1.76)

Rear facing window, Hand wash basin unit with storage, Heated towel rail, Panelled bath (with shower over), Extractor fan and vinyl floor.

## Rear Garden

Fenced boundaries with pedestrian access to the side of the property. Paved patio area.

## Directions



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