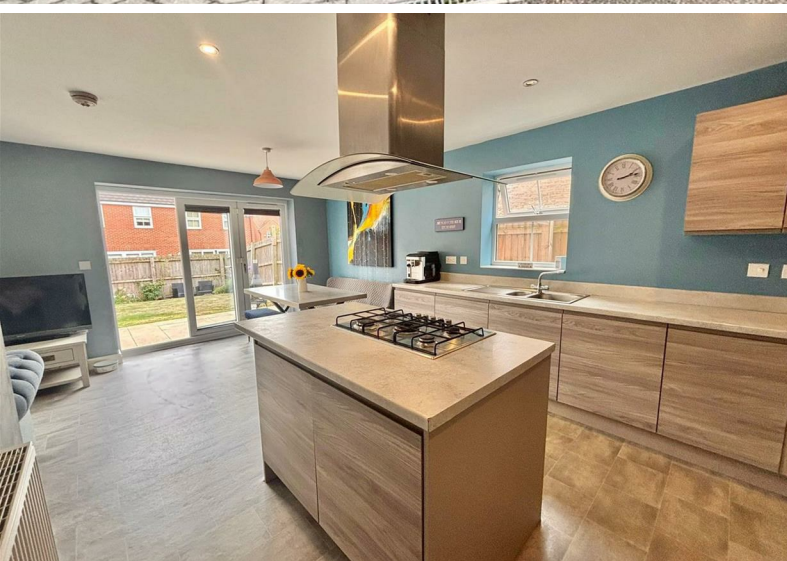




31 Mill House Way, Hull, HU11 5DY
£325,000

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Stylish Four-Bedroom Detached Home

This contemporary four-bedroom detached home ticks all the boxes for modern family living. At its heart, you'll find a bright and airy open-plan kitchen diner—perfect for family socialising and get-togethers—plus a handy utility room and a cosy lounge for those quieter moments. A downstairs W.C. adding extra convenience.

Upstairs, the master suite comes complete with a sleek en-suite, the second bedroom is a generous double, and there are two further bedrooms along with a fresh and stylish family bathroom.

Outside, enjoy a private rear garden, a detached single garage, and a driveway providing ample parking. With its modern design, great layout, and sought-after location, this home is ready to move into and enjoy.

EPC: B
Council Tax: D
Tenure: Freehold

Entrance Hall

Entrance door with window to side, staircase to the first floor with under stairs cupboard and spindle banister, carpeted with radiator.

Cloakroom

The downstairs WC includes a toilet and pedestal wash hand basin, with a window to side, vinyl flooring, part tiled walls, and radiator.

Lounge

17'10" x 11'1" (5.44 x 3.39)

Featuring a front facing bay window, this lounge is carpeted and includes a radiator.

Kitchen Diner

19'2" x 18'5" (5.85 x 5.63)

Windows to the side and rear, bifold doors to rear. A range of fitted wall and base units with complimentary work surfaces and Island/ breakfast bar. Stainless steel half bowl sink with single drainer. Built in electric oven with gas hob, built in fridge freezer and dish washer. Including extractor fan and 2x radiator, with Vinyl flooring.

Utility

6'9" x 5'4" (2.08 x 1.65)

Utility room with door to the side. Base units, work surfaces, space for dryer, space and plumbing for washing machine, extractor fan, radiator, and vinyl flooring.

First Floor Landing

Carpeted with window to the side, and cupboard.

Master Bedroom

10'11" x 11'2" (3.34 x 3.42)

2 x Window to the front. Carpeted with radiator.

En-Suite

Window to the side. Three piece suite comprising of step in shower, W.C. and pedestal wash hand basin. Part tiled walls, vinyl flooring, extractor fan, and radiator.

Bedroom 2

12'2" x 8'2" (3.72 x 2.49)

Window to the rear. Carpet and radiator.

Bedroom 3

10'2" x 8'8" (3.1 x 2.66)

Window to the rear. Carpet and radiator.

Bedroom 4

9'7" x 6'11" (2.93 x 2.12)

Windows to the front. Carpet and radiator.

Bathroom

11'2" x 6'5" (3.42 x 1.98)

Window to the side. Three piece suite compromising of W.C, wash hand basin, step in shower, paneled bath. Heated towel rail, extractor fan, shaver point, and vinyl flooring.

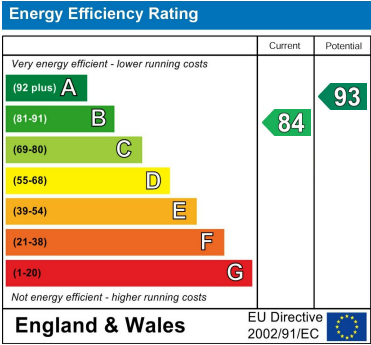
Rear garden

Rear garden laid mainly to lawn, part gravelled, paved patio area, side access, with fenced boundaries and planted borders. Side gravelled with covered bike store.

Garage

Detached, up-and-over door, with power points and light points.

Directions



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