



8 Spring Field Close, Hull, HU11 5QP

£325,000



Tucked away at the end of a peaceful cul-de-sac in the village of Sigglesthorne, this immaculately presented four-bedroom detached home offers an exceptional standard of living with generous space, immaculate presentation, and open views over neighbouring paddocks.

From the moment you arrive, the care and attention given to this property are immediately clear – it is spotless throughout, showcasing a true move-in-ready finish. Externally, the home impresses with a substantial driveway, large enough to accommodate around six vehicles with ease and currently housing a large caravan, along with a detached double garage, providing ample storage and parking options.

Inside, the accommodation has been thoughtfully designed for modern living. The ground floor features a welcoming lounge, a stunning open-plan living dining kitchen ideal for family life and entertaining, a separate utility room, and a convenient downstairs w.c.

Upstairs, there are four beautifully presented bedrooms, including three generous doubles and a versatile fourth currently used as a dressing room. The master suite enjoys its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

The rear garden offers a private and peaceful outdoor space, with a patio seating area, neat lawn, and a charming summer house – all set against the backdrop of open countryside views.

A truly standout property, combining immaculate presentation, generous proportions, and a prime cul-de-sac position – an ideal home for those seeking space, quality, and a touch of luxury.

EPC: C
Council Tax: E
Tenure: Freehold

Front Garden

This beautiful front garden offers a generous sized paved driveway with parking for six.

Side Garden

Lawned side garden with hedge and summer house. It also features a greenland area leading to log stove behind the garage.

Entrance Hall

The entrance door leads into a carpeted entrance hall which includes an under stairs cupboard and a staircase to first floor.

Cloakroom (WC)

WC featuring tiled floors and partly tiled walls, W.C, Hand wash basin with storage under and radiator.

Lounge

Lounge including a front facing bay window and side window, Fireplace with a featured wood log mantle, two radiators and carpeted.





Kitchen Diner

19'10" x 15'3" (6.06 x 4.67)

Spacious open-plan living dining kitchen featuring side and rear-facing windows and French doors opening to the garden. Fitted with a range of wall and base units, coordinating work surfaces, and a one-and-a-half bowl sink. Includes electric and gas cooker points with space for a range-style oven, built-in fridge freezer, extractor fan, and integrated dishwasher. Additional features include an island with a wooden worktop and storage beneath, two radiators, and LVT flooring throughout.

Utility

8'11" x 8'0" (2.73 x 2.44)

Utility room with rear-facing window and door to the garden. Fitted with wall and base units, single drainer stainless steel sink, and space for a washing machine and dryer. Features partly tiled walls, extractor fan, radiator, and LVT flooring.

First Floor Landing

Carpeted first floor landing with cupboard and radiator.

Master Bedroom

13'3" x 11'4" (4.05 x 3.46)

Carpeted master bedroom with two front facing windows, Radiator and built in wardrobes.

En-Suite

6'11" x 3'8" (2.11 x 1.13)

A window facing the side of the property, W.C, Pedestal hand wash basin, Step in shower, Partly tiled walls, Extractor fan, Radiator and LVT flooring.

Bedroom 2

10'7" x 9'0" (3.24 x 2.76)

Carpeted bedroom with radiator and window facing the rear of the property.

Bedroom 3

9'2" x 8'3" (2.8 x 2.52)

Carpeted bedroom, Radiator and window facing the side of the property.

Bedroom 4

Carpeted bedroom with built in wardrobes, radiator and window facing the side of the property.

Bathroom

7'4" x 5'11" (2.24 x 1.81)

Rear facing window, W.C, Pedestal hand wash basin, Panelled bath with shower over, Partly tiled walls, Extractor fan, Radiator and LVT floor.

Rear Garden

This cosy rear garden features gravelled borders, Paved area, Fenced boundaries and planted borders and lawned area.

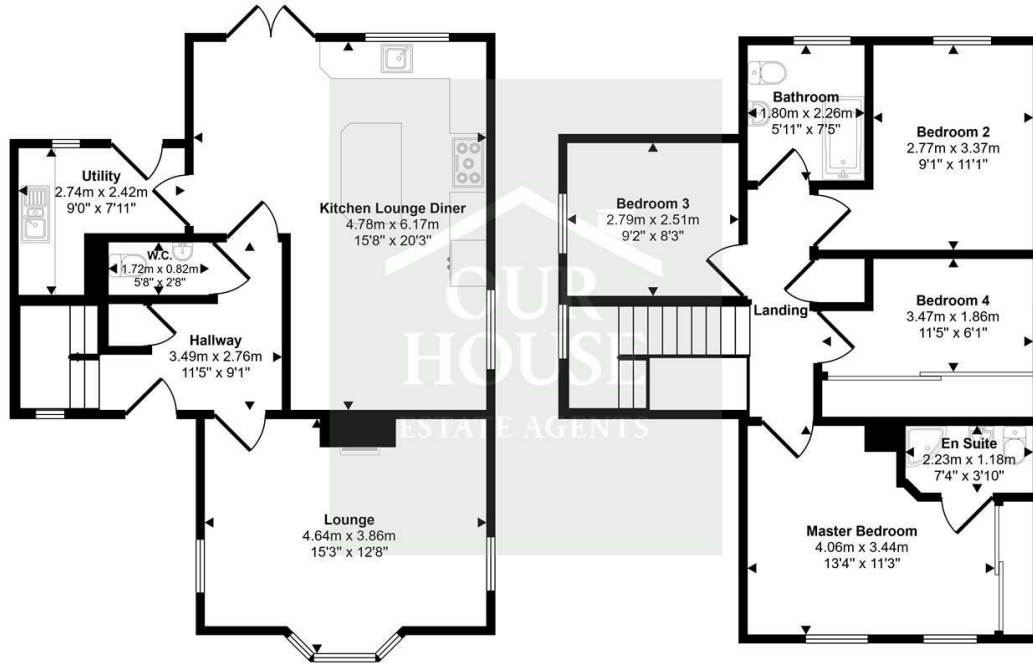
Double Garage

17'4" x 19'4" (5.3 x 5.9)

Detached double garage with up and over electric doors, Light and power points and personnel door to garden.



Approx Gross Internal Area
118 sq m / 1270 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft

First Floor
Approx 59 sq m / 635 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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		
	74	83



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