



Blueberry Court, Hull, HU4

Offers Over £310,000















# Blueberry Court, Hull, HU4

Presenting a truly magnificent detached family home, now available for sale! The ground floor boasts an entrance hall, a comfortable lounge, a separate dining room, a bright conservatory, a modern kitchen, a utility room, and a downstairs WC. The first floor offers four bedrooms, an en-suite to the master, and a family bathroom. Outside features include a rear garden, parking, and a garage.

Added bonus: owned solar panels for energy efficiency! This is a fantastic opportunity – book your viewing now!

Situated down the peaceful cul-de-sac Blueberry Court. Within close proximity to the desirable village of Hessle. Hessle offers numerous amenities including restaurants, cafes, retailers and super markets. The well-regarded Tilbury Primary School is within the catchment area. Pickering Park is also a short walk away. Transport links are also accessible to the Hull City Centre & the surrounding villages.

## KEY FEATURES

- BEAUTIFUL DETACHED FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS
- 3 RECEPTION ROOMS
- GARAGE
- DRIVEWAY

# DETAILS

## Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor, doors leading to the lounge, dining room, downstairs WC and kitchen.

## Lounge

With carpet flooring, double glazed windows, electric fireplace, radiator and patio doors leading to the rear garden.

## Dining Room

With laminate flooring, radiator and patio doors leading to the conservatory.

## Conservatory

With carpet flooring, radiator, double glazed windows and patio doors leading to the rear garden.

## Downstairs WC

With vinyl flooring, WC, wash hand vanity basin, radiator and double glazed window.

## Kitchen

With vinyl flooring, laminate work surfaces, new cabinet doors, double glazed windows, hob, extractor fan, sink/drainage, oven, double glazed window and open arch leading to the utility.

## Utility

With vinyl flooring, laminate work surfaces, space for appliances, radiator and door leading to the rear garden.

## Bedroom 1

With carpet flooring, radiator, double glazed windows, fitted

wardrobes and door leading to the en-suite.

## En-suite

With vinyl flooring, WC, shower cubicle, wash hand vanity basin, radiator and double glazed window.

## Bedroom 2

With double glazed window, radiator and carpet flooring.

## Bedroom 3

With carpet flooring, radiator, fitted wardrobes and double glazed window.

## Bedroom 4

With carpet flooring, radiator and double glazed window.

## Bathroom

With tiled flooring, radiator, WC, double glazed window, walk-in shower and wash hand pedestal basin.

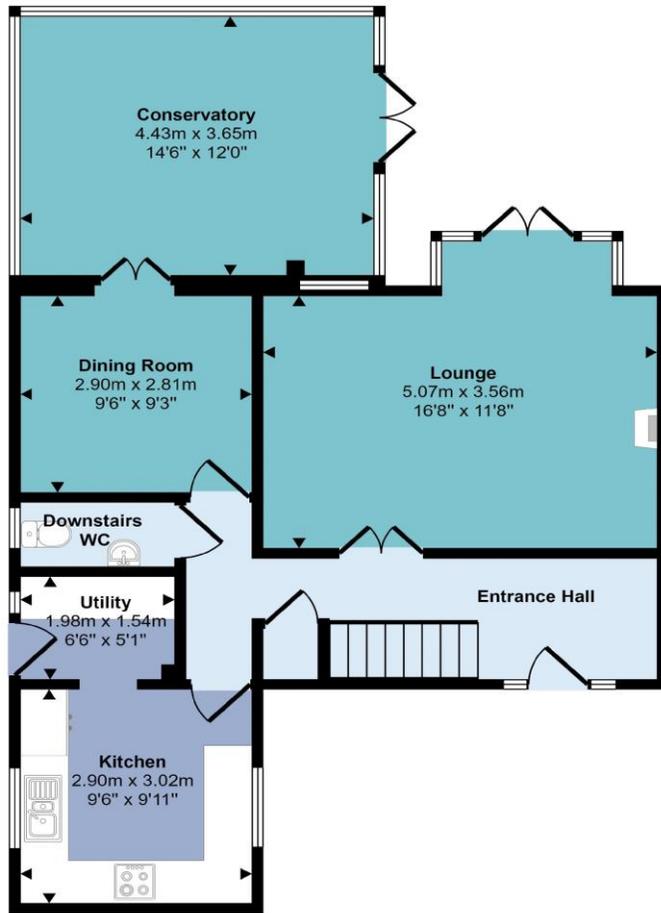
## Outside

Outside features include a rear garden, parking, and a garage. Added bonus: owned solar panels for energy efficiency!

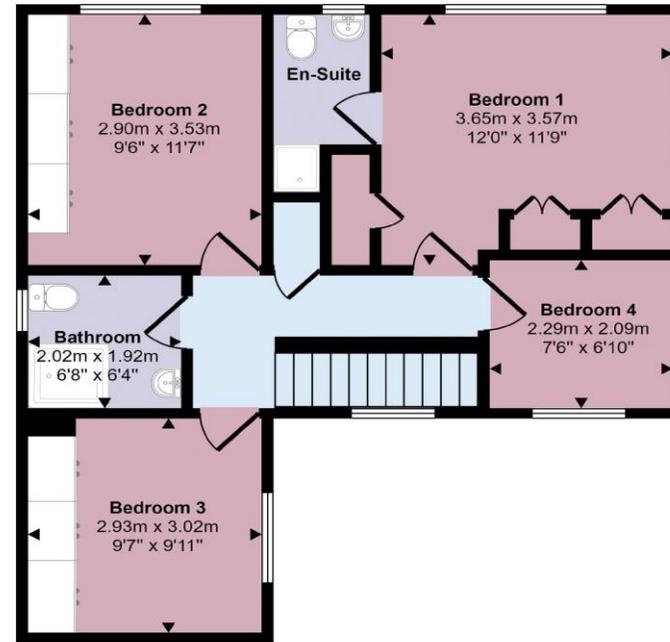
## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

Approx Gross Internal Area  
127 sq m / 1367 sq ft



Ground Floor  
Approx 72 sq m / 777 sq ft



First Floor  
Approx 55 sq m / 591 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.