



Marsh House, Marsh Lane, Ryehill  
Hull

Guide Price £365,000

 **WIGWAM**

# Marsh House, Marsh Lane

Ryehill, Hull

- FANTASTIC FAMILY HOME
- DETACHED
- DOUBLE GARAGE
- 4 BEDROOMS
- 2 BATHROOMS
- 2 RECEPTION ROOMS

Discover Marsh House, a beautifully designed property offering expansive living spaces perfectly suited for modern family life. Thoughtfully laid out across two floors, this home provides both comfort and practicality, complemented by a double garage, driveway and a generous sized rear garden.

Step inside into a spacious hallway that sets the tone for the rest of the home. The ground floor flows effortlessly between versatile living areas. To one side, you'll find a well-proportioned kitchen, ideal for culinary pursuits. Next you will find a bright dining room, creating a wonderful space for family meals and entertaining. Adjacent to the dining room is a generously sized living room, offering ample space for relaxation and social gatherings. For added convenience, the ground floor also features a dedicated utility room, perfect for laundry and storage, alongside a practical downstairs WC.



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Ryehill, Hull

Ascend to the first floor where a central landing provides access to the home's private quarters. This floor boasts four well-appointed bedrooms, offering flexibility for families, guests, or home office needs. The master bedroom is a highlight, featuring its own private en-suite bathroom, providing a secluded sanctuary. The three additional bedrooms are all generously sized, sharing access to a modern family bathroom.

The exterior features include a large double garage, a generously proportioned rear garden, and an expansive driveway with ample parking for numerous vehicles.

Council Tax Band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





#### **Entrance Hall**

21' 9" x 6' 8" (6.63m x 2.03m)

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

#### **Living room**

20' 4" x 12' 11" (6.19m x 3.94m)

With carpet flooring, double glazed windows, fireplace and radiators.

#### **Dining Room**

12' 0" x 11' 6" (3.66m x 3.51m)

With laminate flooring, radiator and double glazed window.

#### **Downstairs WC**

6' 8" x 3' 9" (2.04m x 1.14m)

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

#### **Kitchen**

12' 1" x 15' 11" (3.69m x 4.86m)

With laminate flooring, breakfast bar, hob, oven, extractor hood, sink/drainer, integrated microwave, laminate work surfaces, space for appliances, double glazed window, radiator and door leading to the rear garden.

#### **Utility**

6' 8" x 7' 7" (2.03m x 2.32m)

With laminate flooring, laminate work surfaces, radiator, double glazed window, sink/drainer, plumbing for washer/dryer and door leading to the garage.



## GARDEN

### **Bedroom 1**

12' 10" x 15' 5" (3.92m x 4.71m)

With carpet flooring, radiator, double glazed window and door leading to the en-suite.

### **En-suite**

13' 0" x 6' 2" (3.96m x 1.89m)

With carpet flooring, WC, shower cubicle, wash hand basin, bidet, bath tub, radiator and double glazed windows.

### **Bedroom 2**

12' 4" x 10' 4" (3.75m x 3.14m)

With carpet flooring, radiator and double glazed window.

### **Bedroom 3**

10' 5" x 9' 4" (3.17m x 2.84m)

With carpet flooring, radiator and double glazed window.

### **Bedroom 4**

12' 2" x 7' 4" (3.72m x 2.23m)

With carpet flooring, radiator and double glazed window.

### **Bathroom**

8' 5" x 6' 0" (2.57m x 1.83m)

With vinyl flooring, bath tub, shower attachment, radiator, double glazed window, WC and wash hand pedestal basin.

### **Outside**

The exterior features include a large double garage, a generously proportioned rear garden, and an expansive driveway with ample parking for numerous vehicles.

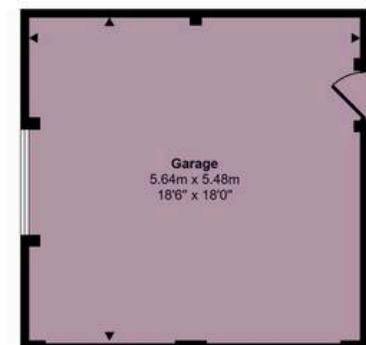
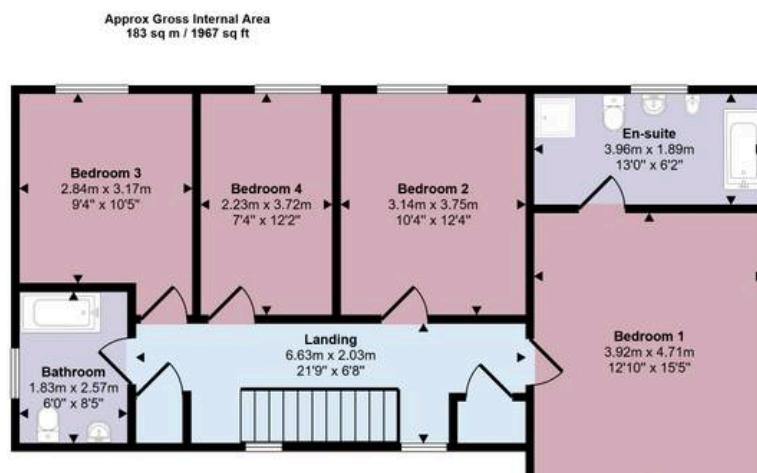
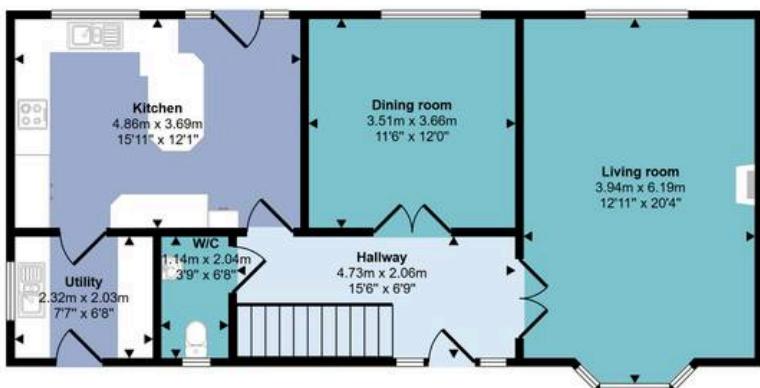
### **Double garage**

2 Parking Spaces. Double garage for two cars.

### **Driveway**

5 Parking Spaces. Driveway parking for multiple cars.





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.



## Wigwam

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