

# Whitakers

## Estate Agents



## 52 Westlands Road

Sproatley, HU11 4XA

Asking Price £365,000

Whitakers are delighted to bring this beautiful 3 bedroom Detached bungalow to the market!

Situated on a spacious plot on ever popular Westlands Road in the sought after village of Sproatley, close to village amenities as well as enjoying excellent transport links into the City of Hull and with countryside walks on your doorstep, the property is immaculately presented throughout and available in true "move-in" condition!

Enjoying outstanding open views over the nearby countryside to the rear, the property briefly comprises: spacious entrance hallway, lounge/dining room, stunning fitted kitchen, conservatory, bathroom and 3 double bedrooms, the master being en-suite!

Also having the additional benefit of a double garage and private driveway with parking for multiple vehicles and an extensive mature rear garden with aforementioned uninterrupted views, the property also boasts uPVC glazing and gas central heating throughout

Properties of this standard rarely become available and internal inspection is strongly recommended!

- Beautiful, spacious, Detached Bungalow on a very generous plot size
- Sought after popular Village Location
- Magnificent undulating and uninterrupted views over open land and woods
- Enjoy both the occasional deer grazing on the land and the amazing sunsets to the rear of the property
- Affords good level of privacy
- Lovely, easily maintained Gardens
- Driveway parking for multiple vehicles
- Extra Large Double Garage
- Spacious En-Suite Shower Room To Master Bedroom
- Council Tax Band D

### Viewing

Please contact our Whitakers Estate Agents - Hedon Office on 01482877177

if you wish to arrange a viewing appointment for this property or require further information



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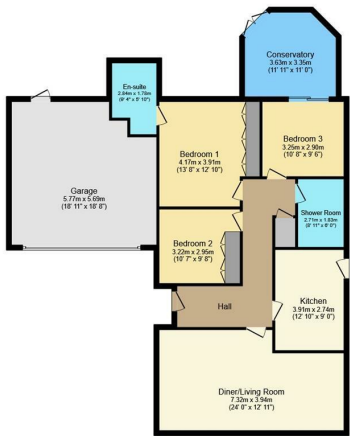
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D



Floor Plan



Floor Plan

Floor area 142.6 sq.m. (1,535 sq.ft.) approx

Total floor area 142.6 sq.m. (1,535 sq.ft.) approx

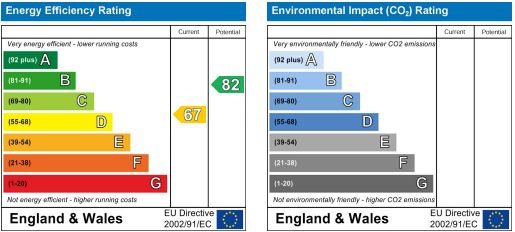
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Area Map



Energy Efficiency Graph



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