



Cranberry Way

Hull, HU4 7AQ

- 4 Bedrooms
- Driveway
- Popular Location
- Great Access to the A63
- Detached
- Downstairs WC
- Close to Local Amenities
- Well Regarded Schools Nearby

Asking price £260,000





Located in the desirable area of Cranberry Way, Hull, this spacious and well-presented four-bedroom detached property on Cranberry Way offers versatile family living with the added benefit of a ground-floor bedroom and wet room – ideal for multi-generational living or mobility needs.

The accommodation briefly comprises entrance hall, a bright and airy lounge with a beautiful feature log burner, separate dining room, and a modern fitted kitchen complemented by a useful utility room. To the rear, a lovely conservatory, also boasting a log burner, overlooks the garden, providing a perfect space to relax and unwind.

The ground floor also includes a thoughtfully adapted bedroom with its own wet room, offering accessibility and comfort without compromise.

Upstairs, the property benefits from three bedrooms, with a dressing room to the master bedroom, ensuring that there is plenty of room for everyone.

Externally, there is a great sized private rear garden ideal for family enjoyment or entertaining along with a private driveway to the front of the property, providing ample off-road parking.

This home combines contemporary living with a welcoming charm. Its location in Hull provides easy access to local amenities, schools, and transport links, making it an ideal choice for families or those seeking a peaceful retreat.



Entrance Hall

A welcoming entrance hall area with doors leading to the lounge, downstairs WC and bedroom 2, and carpeted stairs leading to the first floor. With laminate flooring and radiator.

Lounge

13'10" x 14'7"

Wonderful spacious lounge with a large uPVC bay window filling the room with natural light and a gorgeous log burner, both enhancing the warm and inviting atmosphere. With laminate flooring and radiator.

Dining Room

8'9" x 10'2"

Providing a dedicated space for dining, with room for a table and chairs, with laminate flooring and radiator. There is a door leading to the kitchen and sliding uPVC doors connect directly to the conservatory.

Kitchen

8'5" x 9'5"

Sleek and modern kitchen with high-gloss white cabinets paired with dark worktops that provide ample surface space. A tiled splashback adds a classic touch, while the uPVC window above the sink offers natural light and a view out to the garden. With integrated oven and gas hob, lino flooring and radiator.

Utility Room

7'11" x 8'1"

Bright and practical space, equipped with wall cupboards, work surfaces, sink unit and under counter space for washing machine, tumble dryer and dishwasher. With understairs storage cupboard, lino flooring, radiator and uPVC door leading to the rear garden.

Conservatory

9'2" x 10'11"

A charming conservatory filled with natural light from three sides, creating an airy and peaceful space. Featuring laminate flooring and a freestanding log burner, adding warmth and character, the large windows provide lovely views of the garden, making this a delightful spot to enjoy the outdoors from the comfort of indoors. With uPVC door leading to the rear garden.

Downstairs WC

2'7" x 5'9"

Compact and practical downstairs WC with modern white toilet and wash hand vanity unit. The walls are partially tiled, with uPVC window, radiator and laminate flooring.

Bedroom 1

17'6" x 9'7"

Great sized master bedroom with large uPVC window facing the front aspect, with carpet flooring and radiator. With door leading to the dressing room.

Dressing Room

6'9" x 5'11"

Small room currently being used as a child's bedroom, with uPVC window, carpet flooring and radiator.

Bedroom 3

8'9" x 9'10"

With carpet flooring, uPVC window and radiator.

Bedroom 4

8'5" x 8'2"

With carpet flooring, uPVC window and radiator.

Bathroom

5'6" x 6'7"

Comprising a white suite with a bath and overhead shower, toilet, and vanity sink. The walls are partially tiled with uPVC window, lino flooring and radiator.

Bedroom 2

8'1" x 18'1"

Adapted ground floor bedroom with wet room access, uPVC window, laminate flooring and radiator.

Wet Room

Practical accessible wet room comprising tiled walls and non slip flooring, with sink basin and shower. With door leading to the utility room.

Rear Garden

Neatly presented rear garden, split into areas including a paved patio area, well-maintained lawn, and gravelled sections with garden sheds and fencing for privacy. This outdoor space is ideal for relaxation or family activities in a private setting.

External

To the front of the of the property there long private driveway with ample space for parking and a well-maintained lawn area.

Additional Information

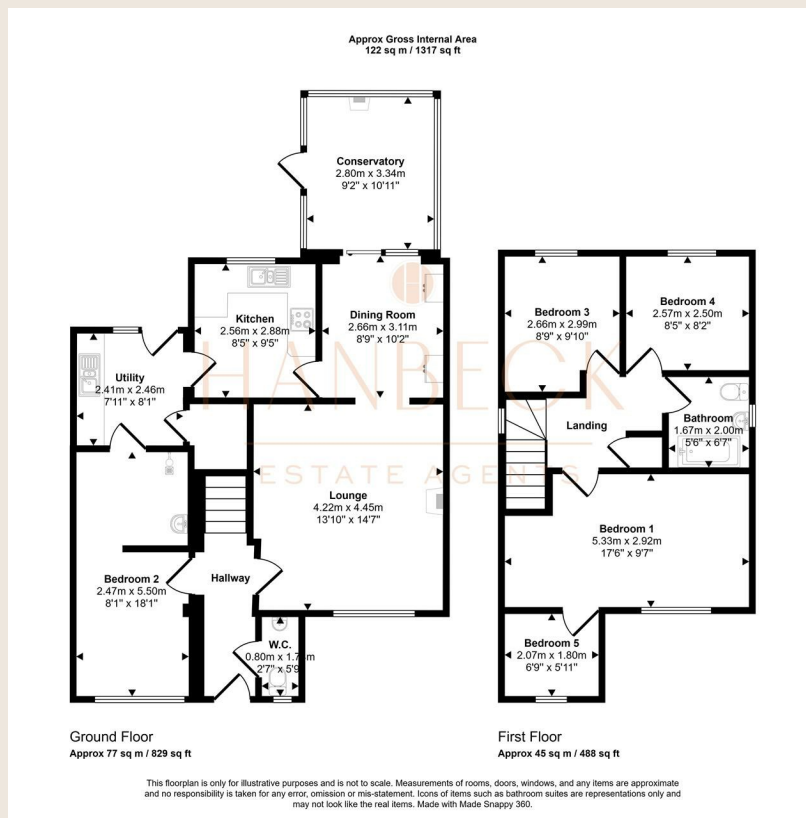
- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - D
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.



Local Authority **Hull City Council**
Council Tax Band **D**
EPC Rating **D**



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