



**Clear View Close, Hull, HU8**

**Guide Price £340,000 - £350,000**























# Clear View Close, Hull, HU8

This beautiful detached family home nestled in a sought-after cul de sac offers a perfect blend of comfort and elegance. Boasting four bedrooms and two bathrooms, it provides ample space for the whole family. The lounge, utility, downstairs WC, and an open plan kitchen area with charming arches leading to the orangery create a welcoming atmosphere filled with natural light. Outside, the low maintenance rear garden offers serene views overlooking the golf course, while the garage and allocated parking at the front ensure convenience and practicality for daily living.

Situated down the desirable Clear View Close in East Hull. This lovely residential area is known for its peaceful surroundings and well-maintained homes. It offers a serene environment, perfect for those seeking a quiet and pleasant place to live. The neighbourhood is likely to provide a sense of tranquillity and a pleasant living experience for its residents. The local amenities are only a short drive away as is the highly-regarded primary and secondary schools. Great transport links are also accessible to the Hull City Centre and the surrounding villages.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Beautiful Detached Home
- 4 Bedrooms
- Open Plan Living
- Garage & Allocated Parking
- En-suite



# DETAILS

## Entrance Hall

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

## Lounge

With carpet flooring, feature fireplace, radiator, double glazed window and doors leading to the dining area.

## Downstairs WC

With tiled flooring, towel radiator, wash hand pedestal basin, WC and double glazed window.

## Kitchen

With wood work surfaces, sink/drainers, fridge/freezer, extractor hood, spotlights and open arch to dining area.

## Dining Area

With laminate flooring, radiator and open arches to the orangery.

## Orangery

With carpet flooring, spotlights, sky light, radiator and 2 sets of patio doors leading to the rear aspect.

## Utility

With tiled flooring, sink/drainers, central heating boiler, radiator, laminate work surface, plumbing for washer/dryer, cupboards and doors leading to the garage and side aspect.

## Master Bedroom

With carpet flooring, radiator, fitted sliding wardrobes, double

glazed window, patio doors, and door leading to the en-suite.

## En-suite

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

## Bedroom 2

With carpet flooring, radiator and double glazed window.

## Bedroom 3

With carpet flooring, double glazed window, radiator and built in wardrobe.

## Bedroom 4

With carpet flooring, double glazed window and radiator.

## Bathroom

With WC, free-standing bath, wash hand pedestal basin, towel radiator and double glazed window.

## Rear Garden

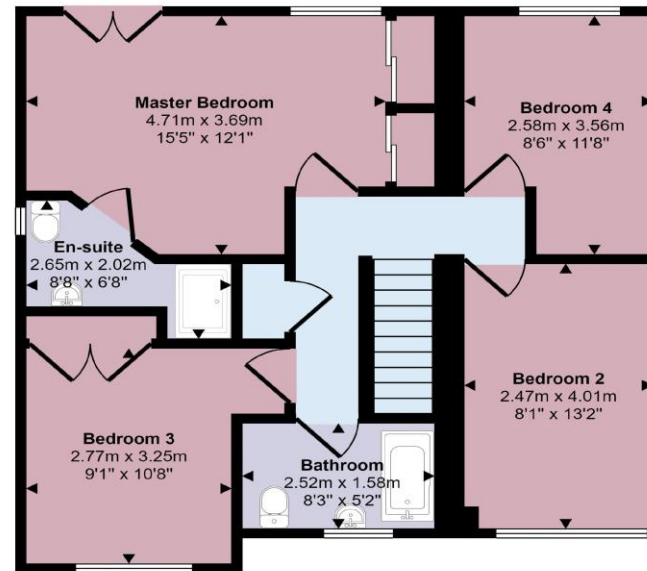
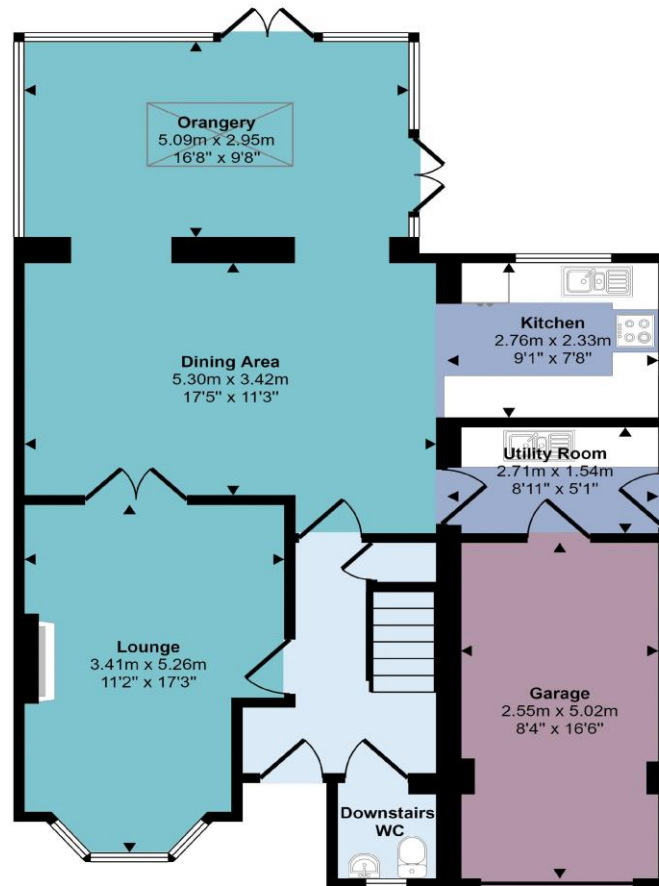
This low maintenance rear garden offers beautiful views of the golf course and briefly provides lawn, patio area and access to the front aspect.

## Viewings

Strictly by appointment with selling agents. Please contact Wigwam Homes today to book your viewing.



Approx Gross Internal Area  
155 sq m / 1672 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.

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