



Thorn Road, Hull, HU12

Offers Over £350,000















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This impressive detached property is set behind private gates, ensuring a sense of security and privacy. As you step inside, you're welcomed by an entrance hall that leads to a spacious lounge/diner, perfect for both entertaining and family gatherings. The modern kitchen is well-appointed, offering ample space for cooking and meal preparation. On the ground floor, you'll also find a bathroom and a convenient downstairs WC, along with two comfortable bedrooms. Moving upstairs, the first-floor features three additional bedrooms, providing plenty of space for family or guests. There's also a second bathroom and an extra kitchen/diner, adding to the versatility of the home. Outside, the property boasts a large rear garden, ideal for outdoor activities or relaxation, while the front aspect includes a driveway, providing ample parking. This property truly offers a blend of comfort, space, and practicality in a desirable location.

The Historic Town of Hedon is located just off the A1033, approximately seven miles to the east of the centre of Hull. A weekly market is held in St Augustine's Gate where a variety of local shops can be found. Considered as the Gateway to Holderness, Hedon also serves many of the nearby villages. The well-regarded South Holderness Secondary School is located on the north side of the town, there are two local primary schools and a regular bus service to Hull is available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- Detached
- 5 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Driveway

DETAILS

Entrance Hall

With vinyl flooring, radiator, spotlights, door leading to front aspect, door leading to bedroom 4, door leading to bathroom, door leading to lounge/diner, door leading to bedroom and stairs leading to first floor.

Lounge/Diner

With laminate flooring, radiator, double glazed windows, door leading to rear garden and door leading to kitchen.

Kitchen

With laminate flooring, radiator, laminate worksurfaces, integrated fridge/freezer, cabinets, sink/drainage, spotlights, integrated oven, integrated hob, patio doors leading to rear garden and door leading to downstairs WC.

Utility/WC Room

With laminate flooring, WC, pedestal hand wash basin, double glazed window, pedestal hand wash basin, space for appliances and laminate work surfaces.

Bedroom 1

With carpet flooring, radiator and double glazed windows.

Bedroom 4

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

Downstairs Bathroom

With vinyl flooring, towel radiator, WC, pedestal hand wash basin, shower cubicle with shower attachment and spotlights.

Reception Room

With laminate worksurfaces, radiator, spotlights and double glazed windows,

Kitchen/Diner

With laminate flooring, radiator, spotlights, laminate worksurfaces, double glazed windows, sink/drainage and space for appliances and cabinets.

Bedroom 2

With laminate flooring, radiator, double glazed windows, spotlights and fitted wardrobes.

Bedroom 3

With laminate flooring, radiator, double glazed windows, fitted wardrobes and spotlights.

Bathroom

With laminate flooring, radiator, vanity hand wash basin, WC and bath tub with shower attachment.

Rear Garden

With cobble flooring, lawn, fence boundary, and access to the rear aspect, outbuilding, patio doors leading to kitchen, access to the front aspect and door leading to lounge/diner.

Parking

Offers a driveway to the front aspect with space for multiple vehicles.

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
148 sq m / 1596 sq ft



Ground Floor
Approx 88 sq m / 951 sq ft



First Floor
Approx 60 sq m / 645 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.