



**Elderberry Drive, Hull, HU4**

**Guide Price £280,000 - £290,000**



















# Elderberry Drive, Hull, HU4

This exquisite detached property is now available for sale, showcasing a thoughtfully designed layout that combines both functionality and elegance. The ground floor features a spacious kitchen/diner that seamlessly integrates living space, along with a welcoming lounge, a formal dining room, a bright conservatory, and a convenient downstairs WC. Ascending to the first floor, you will find three well-appointed bedrooms and a modern bathroom. The exterior is equally impressive, boasting a delightful rear garden, with a shed for extra storage space and a driveway at the front aspect, providing ample parking and enhancing the property's curb appeal. Additionally, the property benefits from solar panels with battery back up and CCTV surrounding the property.

Situated just off Pickering Road, down the peaceful cul-de-sac Elderberry Drive. The property is close to a wide variety of local amenities including TESCO and ALDI. The many shops of Anlaby and Hessle are minutes away. Also benefiting from access to a number of well-regarded schools such as Sirius Academy West. There are plenty of great transport links to and from Hull City Centre and the surrounding areas.

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

## KEY FEATURES

- Detached
- 3 Bedrooms
- 3 Reception Rooms
- Driveway
- Open Plan Kitchen/Diner

# DETAILS

## Entrance Hall

With herringbone flooring, radiator, doors leading to the downstairs WC and lounge.

## Downstairs WC

With tiled flooring, wash hand vanity basin, radiator and WC.

## Lounge

With herringbone flooring, double glazed window, radiator, electric fire and open arch to dining room.

## Dining Room

With herringbone flooring, radiator, stairs leading to the first floor, door leading to the kitchen/diner and open arch leading to the conservatory.

## Conservatory

With herringbone flooring and doors leading to the rear garden.

## Kitchen

With herringbone flooring, wooden work surfaces, double oven, hob, extractor fan, sink/drainage, radiators, wine cooler, space for appliances, double glazed windows and door leading to the rear garden.

## Bedroom 1

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

## Bedroom 2

With fitted wardrobes, carpet flooring, radiator and double

glazed window.

## Bedroom 3

With carpet flooring, radiator and double glazed window.

## Bathroom

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

## Outside

With a delightful rear garden, including a shed for extra storage space and a driveway at the front aspect.

## Viewings

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

## Fixtures & Fittings

Various fixtures and fittings may be available by separate negotiation and need to be confirmed prior to processing a formal offer.

## Free Market Appraisals

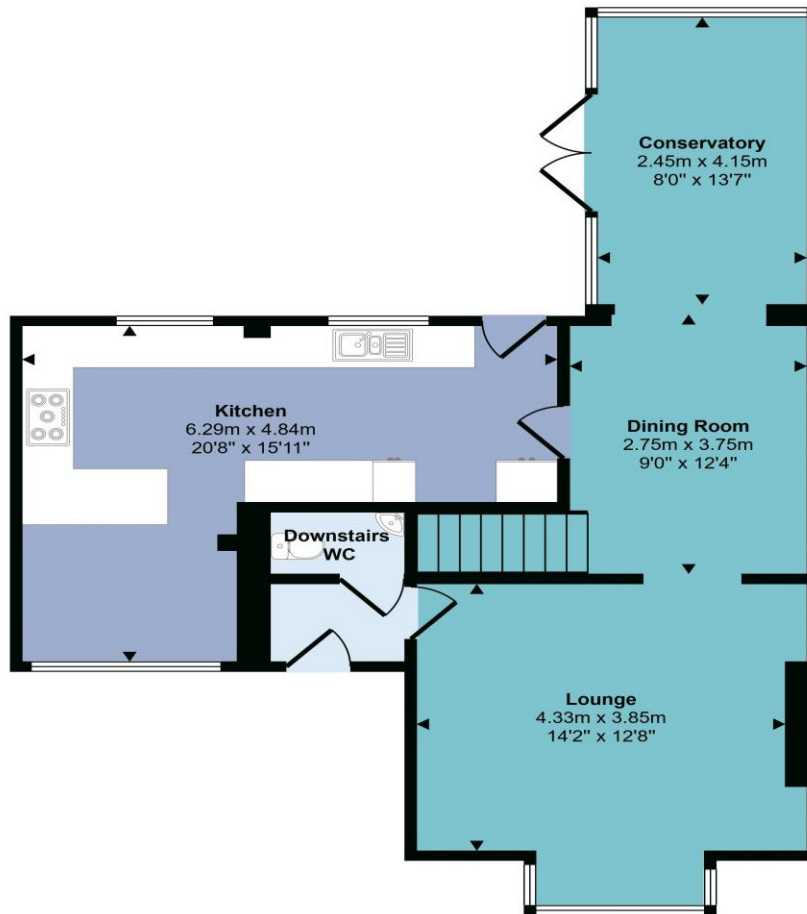
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## About Us

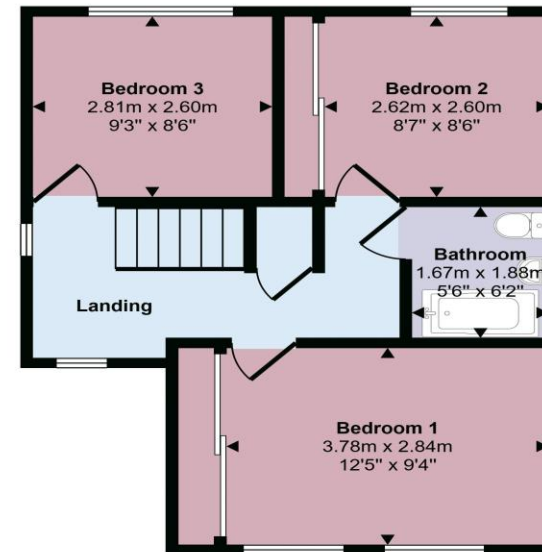
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Approx Gross Internal Area  
111 sq m / 1198 sq ft



Ground Floor  
Approx 70 sq m / 750 sq ft



First Floor  
Approx 42 sq m / 447 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.