



The Hollies, Dunswell, HU6

Asking Price £575,000















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This outstanding detached family residence is now on the market, presenting an exceptional opportunity for discerning buyers. Boasting an impressive sized rear garden and a private electric gated entrance that accommodates parking for multiple vehicles, this home exudes elegance and practicality. Upon entering, you are greeted by a magnificent entrance hall that leads to a spacious lounge, a playroom, and a stunning open-plan kitchen, dining, and living area, complemented by a utility room and a convenient downstairs WC. The upper floor features four substantial bedrooms, including a en-suite and a family bathroom, ensuring comfort and style for all. Furthermore, the property includes an integrated garage, enhancing its appeal.

This family home is a rare find, combining spacious living areas, beautiful gardens, and a prime location, making it the perfect home! It is literally ready to move straight into! Don't waste anytime, you do not want to miss out on this fantastic opportunity!

Situated on Beverley Road in Dunswell, a short drive away to Beverley, Cottingham & Kingswood where there are many amenities including retailers, cafe's, restaurants, entertainment and leisure activities available. The area itself has strong transport networks and catchment areas for well-regarded schools. Additionally, the local takeaways, pubs and supermarkets are a short walk away making the area a convenient place to live.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

KEY FEATURES

- IMPECCABLE DETACHED FAMILY HOME
- PRIVATE GATED ENTRANCE
- 4 BEDROOMS
- OPEN PLAN
- 3 RECEPTION ROOMS
- EXTENSIVE GARDEN

DETAILS

Entrance Hall

With laminate flooring, radiator, stairs leading to the first floor, doors leading to the lounge, play room, and kitchen.

Lounge

With carpet flooring, double glazed window, feature fireplace and radiator.

Play Room

With laminate flooring, radiator and patio doors leading to the rear aspect.

Kitchen

With laminate flooring, sink/drainage, hob, extractor fan, space for appliances, double oven, island, door leading to the rear porch and open arch leading to the dining area.

Dining/Living Area

With laminate flooring, double glazed windows, radiators and bi-folding doors leading to the rear garden.

Downstairs WC

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

Utility Room

With tiled flooring, laminate work surfaces, radiator, space for appliances, plumbing for washing machine & dryer, sink, double glazed window and door leading to the rear aspect.

Bedroom 1

With carpet flooring, double glazed window, electric fire,

radiator, open arch leading to the dressing room and door leading to the en-suite.

En-suite

With vinyl flooring, free-standing bath, WC, double glazed window, radiator and wash hand vanity basin.

Bedroom 2

With carpet flooring, double glazed window and radiator.

Bedroom 3

With carpet flooring, radiator and double glazed window.

Bedroom 4

With carpet flooring, double glazed window and radiator.

Bathroom

With laminate flooring, wash hand vanity basin, walk-in shower, WC, double glazed window and towel radiator.

Outside

Boasting an impressive sized rear garden and a private gated entrance that accommodates parking for multiple vehicles, also offering an integrated garage for additional parking or storage.

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
251 sq m / 2706 sq ft



Ground Floor
Approx 151 sq m / 1621 sq ft

Denotes head height below 1.5m



First Floor
Approx 101 sq m / 1084 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.