



3 Dene Close

Dunswell Hull

HU6 0AB

£375,000

We are pleased to offer onto the market this individually designed and very attractive 3 Bedroom detached house standing in a quiet cul-de-sac in this popular Village between Beverley and Hull. This quality home boasts excellent family accommodation which very briefly comprises Entrance Hall with inner Hall area, Cloakroom/WC (off), 18ft long Lounge, Dining Room/second Reception Room, very attractive fitted Breakfast Kitchen with integrated appliances, Conservatory which overlooks the rear Garden and on the first floor there are 3 double Bedrooms (all with fitted furniture) and feature Bathroom including corner bath and separate shower cubicle. To the outside is a forecourt garden, long private side drive providing ample parking which leads to 18ft long Garage which also leads on to adjoining potting shed. The delightful, private rear garden which is well established together with brick-built Summerhouse/Office/Hobby Room. The property also benefits from gas central heating and uPVC double glazing. Not one to be missed!



Property Features

- Most Appealing Individual Detached House
- 3 Double Bedrooms
- 2 Reception Rooms
- Conservatory
- High Quality Fixtures And Fittings
- Attractive Garden With Summerhouse
- Long Driveway/Garage
- Viewing Essential

Full Description

LOCATION

The property is situated in a quiet cul-de-sac setting in this charming village lying between the historic market town of Beverley and Hull. The village benefits from a local primary school, public house, Chinese restaurant, Sports Hall and has excellent transport links to Hull city centre and the A1079.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With uPVC double glazed entry door with overhead window and side uPVC double glazed window, staircase leading to the first floor with understairs storage cupboard, part wood panelling to walls and quality laid flooring.

ENTRANCE LOBBY

With tiled flooring, useful built-in storage cupboards, delft shelving and leading to:-

CLOAKROOM

With vanity wash hand basin with mixer tap, low level WC, cornice to the ceiling, tiled flooring, radiator and uPVC obscured double glazed window overlooking the side.

LOUNGE

17' 2" x 10' 11" (5.23m x 3.33m)

With a uPVC double glazed window which overlooks the front, attractive tiled fireplace with feature fire, quality laid wooden flooring, cornice to decorative ceiling, TV point, radiator and double multi-pane doors leading to the second Reception Room.

DINING ROOM/SECOND RECEPTION ROOM

18' 3" x 11' 2" (5.56m x 3.4m)

With multi-paned windows and double doors which lead to the conservatory, door to inner hall, quality laid wooden flooring, radiator, fitted gas fire and TV point.

HIGH QUALITY FITTED BREAKFAST KITCHEN

13' 0" x 11' 3" (3.96m x 3.43m)

With stainless steel one and a half bowl sink with drainer, fitted base and wall-mounted units, feature lighting below base units, worktop surface areas, fitted breakfast table integrated appliances including Neff double oven in housing unit, induction hob, extractor/cooker hood, tall integrated fridge/freezer and dishwasher, down lighters, radiator, tiled flooring, plumbing for automatic washing machine, uPVC double glazed windows which overlook the side and rear and glazed door leads to :-

SUPER CONSERVATORY

16' 0" x 8' 10" (4.88m x 2.69m)

With uPVC double glazed windows, two radiators, wooden flooring and uPVC double glazed French doors which lead to the rear garden.

FIRST FLOOR

LANDING

With access to the roof void area, uPVC double glazed window which overlooks the side and radiator.



Full Description

MASTER BEDROOM

12' 6" x 12' 4" (3.81m x 3.76m)

With a good range of fitted furniture including wardrobes and cupboards, uPVC double glazed window which overlooks the front, cornice to the ceiling, radiator and TV point.

BEDROOM 2

12' 10" x 12' 3" (3.91m x 3.73m)

Measured into recess. With uPVC double glazed window to the front, uPVC double glazed oriel window which overlooks the side, radiator, cornice to the ceiling and fitted wardrobes with overhead cupboards.

BEDROOM 3

8' 8" x 8' 10" (2.64m x 2.69m)

With uPVC double glazed window which overlooks the rear, fitted wardrobes with overhead cupboards, wall-mounted boiler in housing cupboard in wardrobe and radiator.

FEATURE BATHROOM

13' 6" x 5' 5" (4.11m x 1.65m)

With corner bath with mixer tap, separate shower cubicle, vanity wash hand basin with complimentary furniture, low level WC, Karndean flooring, radiator, extractor, uPVC obscured double glazed window which overlooks the side, down lighters, shelving area, storage medicine cupboard and cornice to the ceiling.

OUTSIDE

To the front of the property there is a forecourt garden with walling on the perimeter, two wrought iron gates leading to private long side drive providing ample parking for at least 4 cars, together with external tap and leads to a concrete sectional double glazed Garage (16'4" x 8"8" internal measurements) with up and over door, power and lighting, personal side door leading to the garden and door leading to a useful Potting Shed (8'5" x 8'0") with power and lighting. To the rear of the property there is a very attractive and well stocked garden with paved areas, lawn, raised flower bed,

many various flowering shrubs and bushes and patio area that leads on to a brick, double glazed Summerhouse (16'4 x 8'9") with uPVC double glazed windows, uPVC double glazed French doors, power and lighting and two electric heaters.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

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Monday to Friday 9am to 5pm

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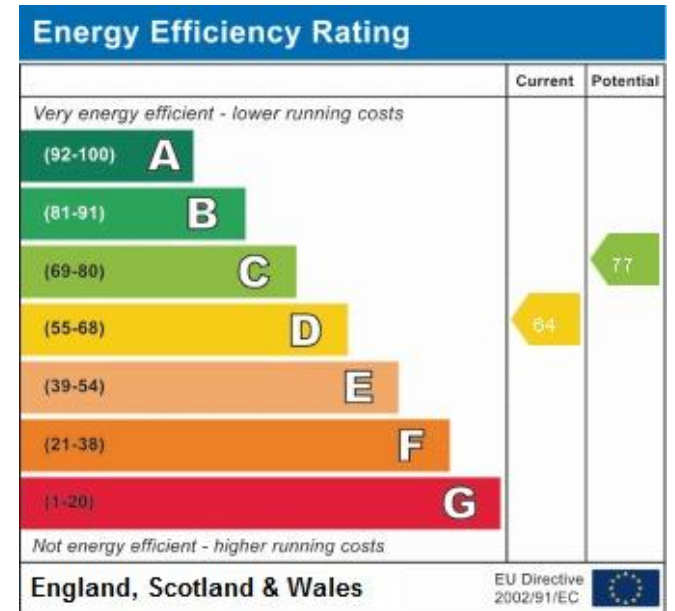






DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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