



3 Tall Trees, Hesse HU13 0LE
£595,000

- Detached family home with modern stylish elevations
- Outstanding accommodation throughout
- Stunning living dining kitchen
- Three reception rooms
- Principal bedroom with en-suite and dressing room
- Three further double bedrooms (one with en-suite)
- Bespoke family bathroom
- Attractive gardens
- Garage and private driveway
- Council tax band E. EPC rating D.

Located within this desirable residential area and enjoying a prime head of cul-de-sac location, we are delighted to present to the market this exceptional detached family home.

With over 1,800 square feet of beautifully styled and refurbished accommodation throughout, the property enjoys entrance hallway, lounge, stunning contemporary living dining kitchen, dining room, utility room and sun room. To the first floor the principal bedroom has walk-in dressing room and stunning en-suite, there are three further bedrooms one of which has its own en-suite shower room, and an outstanding family bathroom. Enjoying a beautiful plot with gardens to front and rear and a private driveway facilitating parking for several vehicles.

This property truly deserves an internal viewing to fully appreciate the standard and style on offer.

LOCATION

Tall Trees is located off Jenny Brough Lane with the property enjoying a prime location at the head of the left hand side of the cul-de-sac. Providing a great base for commutability via the A63/M62 and further trunk routes over the Humber Bridge, a short drive brings you to Willerby, Kirk Ella and Hessle village centre, all of which have good local amenities and facilities, public and private schools, leisure facilities and a host of retail outlets.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

An attractive red composite door with glazed inserts and side windows leads into the entrance hallway, having staircase leading to the first floor accommodation.

LOUNGE

21'7 plus bay x 10'8 max (6.58m plus bay x 3.25m max) uPVC double glazed window to the front elevation and uPVC double glazed French doors opening out into the rear garden. TV aerial point and attractive marble fire surround with matching back and hearth incorporating a chrome faced living flame gas fire.

DINING ROOM

12'1 x 9'7 max (3.68m x 2.92m max) uPVC double glazed window to the front elevation and access to the understairs storage cupboard.

LIVING DINING KITCHEN

27'4 x 15'3 decreasing to 12'1 (8.33m x 4.65m decreasing to 3.68m) An extensive range of two-tone anthracite and light grey gloss soft-close base and walls units with quartz worksurfaces. A superb central island houses large storage drawers, an induction hob and integral extractor. Integrated dishwasher and larder fridge, AEG stainless steel double electric fan oven and sunken sink unit with drainer and mixer tap. Attractive Karndean flooring flows throughout this area with glazed French doors into the day room. uPVC double glazed windows and French doors out to the rear garden.

DAY ROOM

11'6 x 8'10 (3.51m x 2.69m) uPVC double glazed windows to the front and rear elevations, orangery style roof light and attractive Karndean flooring.

UTILITY ROOM

17'5 x 7'6 (5.31m x 2.29m) Having been converted from part of the garage, with a good selection of fitted units, space and plumbing for washing machine and space for tumble dryer.

REAR LOBBY

uPVC door opening out into the rear garden.

DOWNSTAIRS WC

Two piece suite in white enjoys low level WC and wash basin set in vanity unit.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

18'11 decreasing to 17'11 x 16'5 max (5.77m decreasing to 5.46m x 5.00m max) uPVC double glazed window to the front elevation. A host of fitted bedroom furniture includes wardrobes with storage drawers, bedside units and glass display shelving. An archway leads into:

DRESSING ROOM

uPVC double glazed window to the rear elevation.

EN-SUITE BATHROOM

12' x 10' (3.66m x 3.05m) A stunning five piece suite enjoys pod style bath with central taps, low level WC, attractive white gloss vanity unit with twin glass onyx wash basins with waterfall taps, fully tiled walk-in shower area with thermostat shower. Fully tiled walls and attractive flooring, uPVC double glazed window to the rear elevation.

BEDROOM 2

10'6 x 10'4 (3.20m x 3.15m) uPVC double glazed window to the front elevation. Modern fitted sliderobes providing hanging and storage facilities.

EN-SUITE SHOWER ROOM

uPVC double glazed window to the front elevation. Two piece suite in white enjoys independent shower cubicle and wash basin set in attractive vanity unit, with tiling to wet areas.

BEDROOM 3

10'3 to wardrobes x 9'7 (3.12m to wardrobes x 2.92m) uPVC double glazed window to the front elevation, modern fitted wardrobes providing hanging and storage facilities.

BEDROOM 4

9'3 x 8'3 (2.82m x 2.51m) uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

12' x 5'5 (3.66m x 1.65m) An outstanding modern suite enjoys panelled bath surrounded by attractive Italian designed tiles with central waterfall tap, wash basin set in vanity unit with waterfall tap, low level WC and walk-in shower cubicle with thermostat shower and Italian tiling. Two uPVC double glazed windows to the rear elevation.

EXTERNAL

To the front of the property there is an open plan lawned garden, a private driveway providing off-street parking for several vehicles and a single integral garage with up & over door, power and light.

Gated side entry leads into the rear garden which is beautifully tended featuring a large stone patio, a meticulously lawned garden and planted borders.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

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

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.