



QUICK & CLARKE
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27 Robinswood Drive, Hull HU7 4ZD
£192,950

- Modern semi-detached house
- Head of cul-de-sac position
- Refurbished throughout
- Stunning dining kitchen
- 2 bathrooms plus w.c.
- Lounge with feature fireplace
- Landscaped garden
- Side driveway and garage
- Viewing a must
- EPC Rating: D; Council Tax Band: C

Enjoying a superb head of cul-de-sac position, we are delighted to present to the market this exceptionally well presented and refurbished semi-detached family home. The property enjoys uPVC double glazing, gas central heating and in brief comprises entrance hallway with modern downstairs cloaks, lounge with feature fireplace, superb newly fitted dining kitchen with built-in appliances and French doors to the garden, and to the first floor there are three bedrooms, two of which are fitted, an en-suite shower room to bedroom 1 and a family bathroom. The property has a beautiful landscaped garden to the rear providing great outdoor space and a side driveway provides off-street parking and leads down to the single garage. Simply ready to turn the key and move in, to enjoy living in what is a stunning family home.

LOCATION

Robinswood Drive is located on the Castle Grange development, within ease of reach of Sutton village. Sutton village has a good range of local amenities and facilities, including a selection of shops and bus services connecting the area. Kingswood is located only 1.5 miles from the property where there are some superb entertainment and retail outlets, and there is a shopping centre located at Bransholme providing further shops and supermarkets. With regular bus services connecting to Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A uPVC door with glazed inserts leads from the side of the property into:

ENTRANCE HALLWAY

Staircase leading to the first floor accommodation.

W.C.

uPVC double glazed window to the front elevation, two piece modern suite in white comprising low level w.c. and pedestal wash hand basin.

LOUNGE

14'10" x 12'8" maximum (4.52m x 3.86m maximum) uPVC double glazed picture bay window to the front elevation, grey fire surround with living flame fire and TV aerial point.

DINING KITCHEN

16'2" x 9'8" (4.93m x 2.95m) uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out into the rear garden. To the kitchen area there is an extensive range of newly fitted Ivory Shaker style base and wall units with contrasting work surfaces, ceramic sink unit with drainer, stainless steel single electric oven and stainless steel gas hob with extractor, tiled splashbacks and space for a fridge freezer. Understairs storage cupboard.

FIRST FLOOR

LANDING

Access to linen cupboard.

BEDROOM 1

12'4" to wardrobes x 9'2" (3.76m to wardrobes x 2.79m) uPVC double glazed window to the front elevation, and three double wardrobes fitted wardrobes providing hanging and storage facilities. Door into:

EN-SUITE

6'10" x 5'10" (2.08m x 1.78m) uPVC double glazed window to the front elevation, modern three piece suite in white comprising independent shower cubicle and vanity unit housing low level w.c. and wash hand basin, tiled splashbacks to wet areas.

BEDROOM 2

10'5" maximum x 8'7" maximum (3.18m maximum x 2.62m maximum) uPVC double glazed window to the rear elevation and fitted wardrobe providing hanging and storage facilities.

BEDROOM 3

7'6" x 7'6" (2.29m x 2.29m) uPVC double glazed window to the rear elevation.

HOUSE BATHROOM

6'10" x 6'1" (2.08m x 1.85m) uPVC double glazed window to the side elevation, modern three piece suite in white comprising panelled bath, low level w.c. and pedestal wash hand basin all with beautiful contrasting tile splashbacks.

OUTSIDE

To the front of the property there is an open plan lawned garden with a side driveway leading to a brick built single garage with up-and-over door, power and light.

The rear garden is beautifully presented, having been landscaped to create a patio area leading down to a lawn with pergola and seating areas, and offering a relatively good degree of privacy.

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

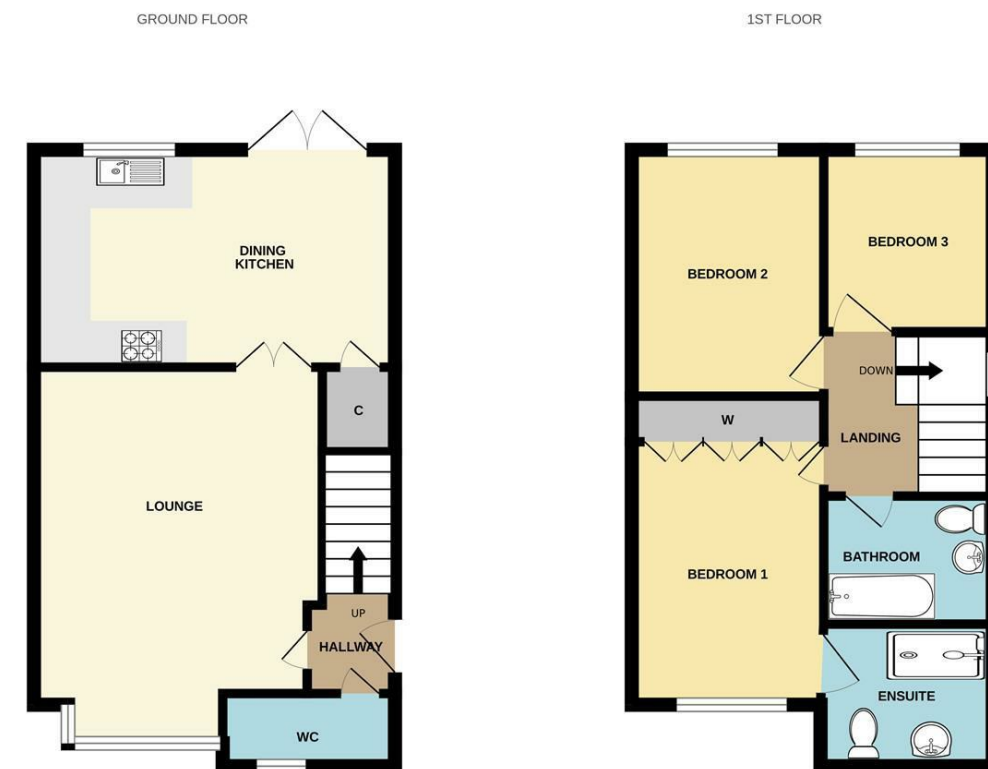
Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

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 Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. 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.

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