



**Elveley Drive, West Ella HU10 7RX**



**Welcome to**

**Elveley Drive, West Ella**

GUIDE PRICE £425,000 - £450,000

Stunning True Bungalow In West Ella with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, Utility Room, 3 Bedrooms (Master With En Suite), Family Shower Room, Gardens, Off Street Parking & Garage!



## Entrance Hall

With 4 double glazed windows to the front, double glazed door to the front, storage cupboard and radiator.

## Lounge

11' 6" x 23' 6" ( 3.51m x 7.16m )

With feature gas fire, wall light points, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

## Dining Room

12' x 15' 6" ( 3.66m x 4.72m )

With double glazed window to the side and double glazed french style doors leading to the Rear Garden.

## Kitchen

11' 1" x 8' 8" ( 3.38m x 2.64m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, integrated dishwasher, space for a fridge and double glazed window to the side.

## Utility Room

9' 1" x 4' 6" ( 2.77m x 1.37m )

With internal window and double glazed patio style doors leading to the Rear Garden.

## Bedroom 1

12' 7" x 10' 9" to front of wardrobes ( 3.84m x 3.28m to front of wardrobes )

With internal window, radiator and fitted wardrobe and dresser.

## En Suite

En Suite with corner whirlpool bath, shower cubicle, low level wc, wash hand basin, spot light points, chrome effect towel style radiator and double glazed window to the side.

## Bedroom 2

9' 9" x 11' 5" ( 2.97m x 3.48m )

With double glazed window to the side and radiator.

## Bedroom 3

7' 9" x 12' 3" ( 2.36m x 3.73m )

With double glazed window to the side and radiator.

## Shower Room

Shower Room with shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the side.

## Outside

### Front Garden

With wall, lawned area, hedges, borders housing plants and shrubs, double wrought iron gates, side access gate, timber fencing and driveway providing off street parking.

### Rear Garden

With lawned area, rear paved patio area, side patio area, trees, borders housing plants and shrubs, timber fencing and greenhouse.

### Garage

19' 4" x 8' 8" ( 5.89m x 2.64m )

Garage with power and up and over door.



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## Welcome to

### Elveley Drive, West Ella

- GUIDE PRICE £425,000 - £450,000
- 3 Bedroom True Bungalow In West Ella
- Stunningly Presented Throughout
- En Suite & Family Shower Room
- Beautiful Gardens, Off Street Parking & Garage

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: F

### Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

guide price

**£425,000 - £450,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY111058](http://williamhbrown.co.uk/Property/WBY111058)



Property Ref:  
WBY111058 - 0002

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