

# Whitakers

Estate Agents



## 21 Sorrel Drive, Hull, HU5 5GD

**Asking Price £285,000**

This immaculate four bed detached property has been altered and enhanced of the years to incorporate a fantastic family home ready for its new owners to move straight into and enjoy.

Situated in a cul de sac position the main features include - entrance hall, front lounge, separate dining room which is open plan to the conservatory, 16' contemporary fitted kitchen with utility room located just off and useful W.C, and office for those that work from home.

The first floor boasts four good bedrooms (master en suite and fitted wardrobes) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden block paved for off street parking for multiple cars. The rear garden is enclosed to the boundary with well stocked mature borders and boasting a paved patio seating area, the rest is laid to artificial grass.

Early viewings are advised.

The accommodation comprises



Hallway  
UPVC double glazed front entrance door, laminate flooring and radiator.

Lounge 13'4 x 16'8 (4.06m x 5.08m)



UPVC double glazed bay window, laminate flooring, two radiator and an electric fire.

Dining Room 10'4 x 8'9 (3.15m x 2.67m)



Laminate flooring and radiator.

Kitchen 10'5 x 16'2 (3.18m x 4.93m)



Two UPVC double glazed windows and rear entrance door and laminate flooring. Fitted with a range of base, drawer and wall mounted units, work surfaces, breakfast bar and sink unit with mixer tap over. Including an oven and hob with cooker hood over, wine cooler and integrated dishwasher.

Utility Room 7'2 x 8'2 (2.18m x 2.49m)



UPVC double glazed window, laminate flooring and radiator. Fitted with base units and worktops over and integrated washing machine.

Office 7'8 x 8'2 (2.34m x 2.49m)

UPVC double glazed window and laminate flooring.

## Downstairs W.C



UPVC double glazed window, laminate flooring and a vanity sink with a low flush W.C.

Conservatory 11'4 x 8'7 (3.45m x 2.62m)



UPVC double glazed windows and UPVC double glazed entrance doors, laminate flooring and a wall mounted heater.

## First Floor Landing

Storage cupboard and access to the loft hatch.

Bedroom One 13'10 x 11'10 (4.22m x 3.61m)



UPVC double glazed window, laminate flooring, radiator and fitted wardrobes.

## En-Suite



UPVC double glazed windows, laminate flooring, tiled walls and radiator. Fitted with a walk in enclosed mixer shower, vanity sink and a low flush W.C.

Bedroom Two 10'7 x 11'7 (3.23m x 3.53m)



UPVC double glazed window, laminate flooring and radiator.

Bedroom Three 8'2 x 8'6 (2.49m x 2.59m)



UPVC double glazed window, laminate flooring and radiator.

### Bedroom Four 8'6 x 9'2 (2.59m x 2.79m)



UPVC double glazed window and radiator.

### Bathroom



UPVC double glazed window, laminate flooring, tiled walls and radiator. Fitted with a three piece suite comprising; P-shaped panelled bath with a mixer shower over, vanity sink unit and a low flush W.C.

### Externally



Externally to the front of the property is a low maintenance garden block paved for off street parking for multiple cars. The rear garden is enclosed to the boundary with well stocked mature borders and boasting a paved patio seating area, the rest is laid to artificial grass.

### Tenure

The property is freehold.

### Council Tax

Council Tax Band D- Hull City Council

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 11 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

### Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

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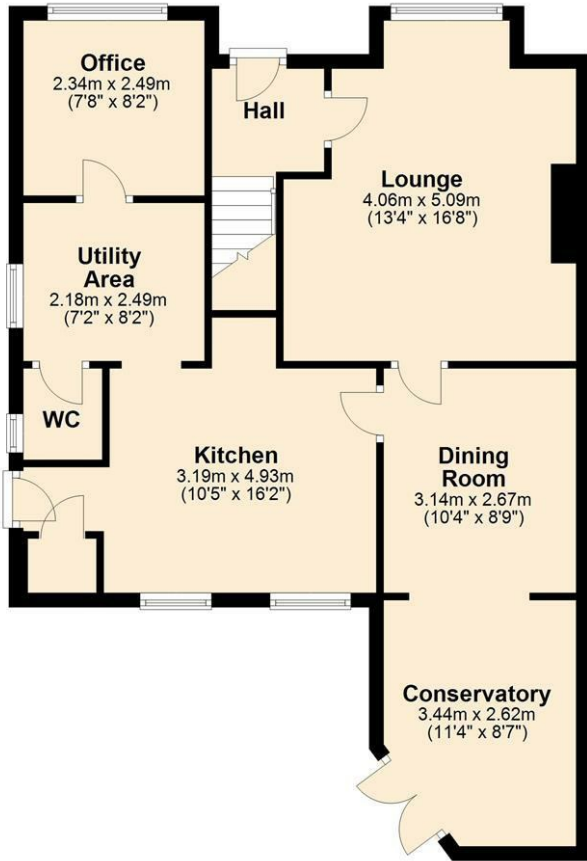
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### Sales valuations

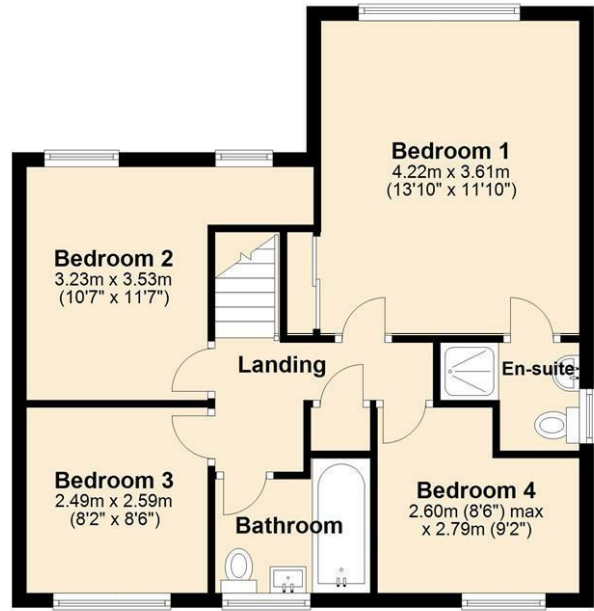
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

# Floor Plan

**Ground Floor**



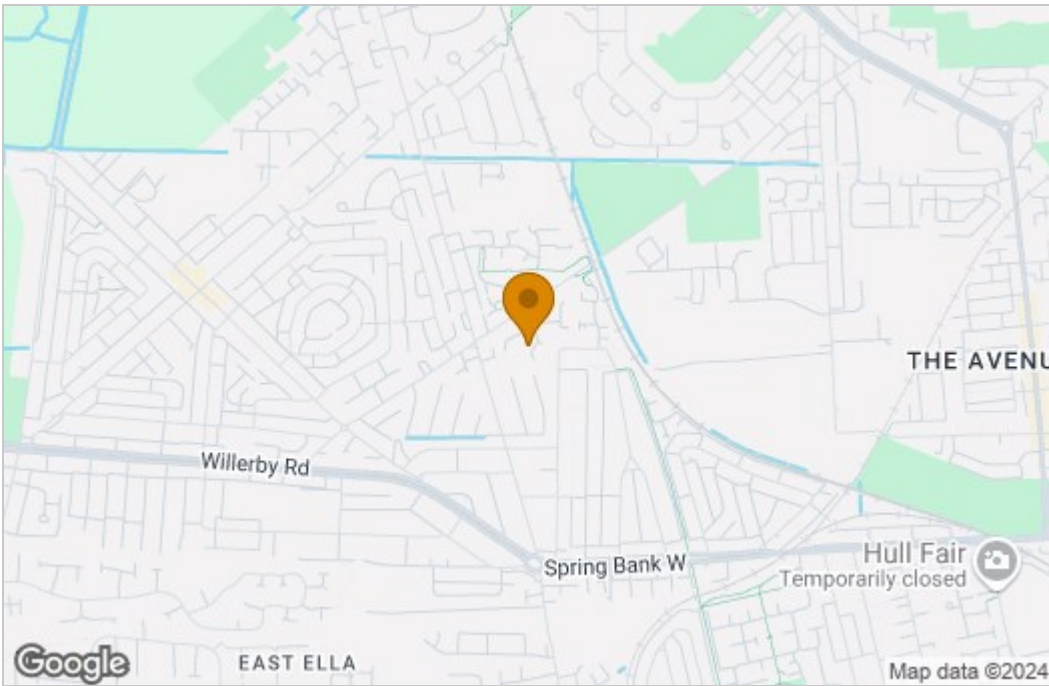
**First Floor**



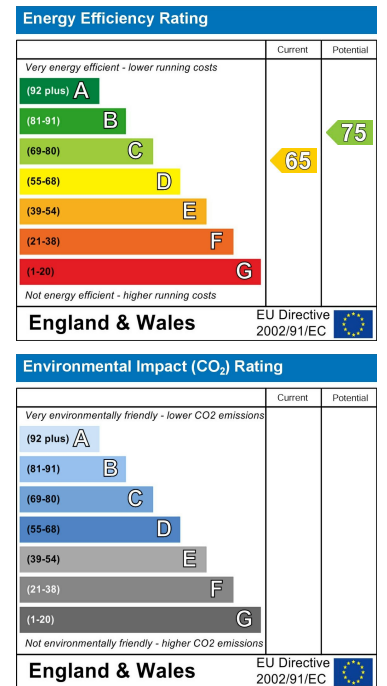
Total area: approx. 125.9 sq. metres (1355.3 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.  
 Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.