

## 3 Bedroom Dorma Bungalow

Golf Links Road, HULL, HU6 8RA

£315,000



- DETACHED DORMA BUNGALOW • RECENTLY REFURBISHED • IMPRESSIVE GARDENS • 2/3 BEDROOMS • 2 SHOWER ROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED







### 3 Bedroom Dorma Bungalow

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Home Estates are delighted to offer to the market this outstanding detached Dorma bungalow set within highly impressive gardens.

The property has been the subject of a high spec refurbishment - much attention to detail has been given thus creating an appealing move into condition property.

Potential purchasers are strongly advised to view internally in order to appreciate the size and standard of the accommodation on offer.

The super smart accommodation is arranged to 2 floors and briefly comprises of an entrance hall, a pleasant aesthetically pleasing lounge, a snug/TV room and a superb breakfast kitchen with a range of attractive units which are further complimented with integrated appliances and tasteful and coordinating fixtures and fittings. The kitchen is a well planned domestic preparation area with lots of space for informal dining, patio doors provide lovely views and lead out through to the raised decking patio which is perfect for summer barbeques and entertaining with family and friends. A useful addition to the ground floor is a separate utility/laundry room and a bathroom with a quality 4 piece suite to include a walk-in shower enclosure with matching and built-in sanitary ware.

To the first floor there are 2 aesthetically pleasing bedrooms both with the benefit of fitted wardrobes thus creating ample hanging and storage space. A further shower room may be accessed from the landing.

The garden is certainly an outstanding feature and serves to enhance the overall presentation throughout. A raised composite decking patio looks over the whole of the garden which is mainly laid to lawn with a further patio/seating area which is set beneath an attractive timber pergola. A bespoke summerhouse is perfectly placed to the rear of the garden together with a lovely water feature. There is also a gardeners shed and brick store with power and light - a lovely peaceful leisure area with low maintenance in mind.

The front garden has also been laid with fine stone gravelling for ease of maintenance and has an integral garage which sits at the head of the private drive.

As one would expect from a property of this calibre there is a gas central heating system and double glazing throughout.

There are many other endearing features - too numerous to mention. No expense has been spared thus creating a very special property - one not to be missed!

Discerning purchasers cannot fail to be impressed.



## Location

The property is perfectly placed within a highly sought after residential area surrounded with a wealth of local amenities. There are busy independent traders nearby however, for a more extensive shopping experience Hull city centre and Cottingham village are just a short commute from the property.

Regular public transport connections provide easy links to the city centre and surrounding areas.

Other amenities include reputable schools, colleges and the Hull University along the neighbouring Cottingham Road. The Castle Hill hospital is also just a short distance away.

For those wishing to spend quality time with family and friends there are many popular family restaurants to choose from nearby.

## Property Description

### Ground Floor

**Entrance** - Double glazed front entrance door leads through to the entrance hall.

**Entrance Hall** - Staircase off to the first floor.

Under stairs storage cupboard.

Coving.

Recessed down lighting.

Radiator.

Laminate flooring.

Integral door into the garage..

**Lounge** - 17' 8" x 10' 0" (5.4m x 3.07m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Chimney breast with log effect focal point fire.

Coving.

Radiator.

**Dining Kitchen** - 24' 10" x 10' 1" (7.59m x 3.08m)

Extremes plus recess to extremes.

Open arch to a rear sitting room..

Double glazed windows with aspect over the side elevation and double glazed patio doors providing views and access to the rear patio and gardens beyond.

Range of matching high gloss base, drawer and wall mounted units with a roll edged laminate work surface housing a 1&1/4 bowl single drainer sink unit with a swan neck mixer tap over and a matching splash back surround. A further work surface houses a stainless steel 5 burner hob and a glass and stainless steel funnel



hood extractor fan over with recessed down lighting and glazed splash back surround. A further matching housing for a double oven.

Built-in and matching breakfast bar.

Integrated fridge.

Integrated freezer.

Plinth lighting to the units.

Coving.

Radiator.

Coordinating laminate flooring.

**Rear Entrance Lobby** - Double glazed rear entrance door leading out to the garden and a utility room.

Cloaks/storage cupboard.

**Utility Room** - 7' 8" x 5' 1" (2.37m x 1.55m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Further double glazed opaque window.

Wall mounted gas central heating boiler.

Roll edged laminate work surface housing a single drainer sink unit with a tiled splash back surround.

Plumbing for an automatic washing machine.

Space for a tumble dryer.

High level wall mounted storage cupboard.

Coving.

Radiator.

**Bathroom** - 4 piece suite comprising of a triple walk-in shower enclosure with a Mira shower over & rain water shower head, corner bath, vanity wash hand basin with storage space beneath and a built-in low flush W.C.

The bathroom also has high gloss wipe clean surfaces Chrome fittings to the sanitary ware.

Classic style radiator.

Extractor fan.

Recessed down lighting.

Coving.

**Rear Sitting Room/Bedroom 3** - 12' 3" x 11' 1" (3.74m x 3.4m) Extremes to extremes.

Via an open entrance arch ..

Double glazed window with aspect over the side elevation.

Coving.

Radiator.

Laminate flooring.

## First Floor

**Landing** - Double glazed window with aspect over the side elevation.

Loft hatch through to the roof void with pull-down





ladder. The roof void has been partially boarded for storage and has power and light.

Built-in storage cupboard.

Recessed down lighting.

Radiator.

**Bedroom One - 13' 0" x 12' 9" (3.97m x 3.91m)** Extremes to extremes.

Double glazed window with aspect over the side elevation.

Fitted double mirrored robes with shelves and hanging space.

Recessed down lighting.

Coving.

Radiator.

**Bedroom Two - 13' 0" x 7' 8" (3.97m x 2.36m)** Extremes to extremes.

Double glazed window with aspect over the side elevation.

Built-in wardrobes with shelves and hanging space and built-in drawer unit.

Recessed down lighting.

Coving.

Radiator.

**Shower Room - 3 piece suite** comprising of a walk-in shower enclosure with contrasting tiled surround, wall mounted wash hand basin with tiled splash back surround with mirror over and recessed down lighting and low flush W.C.

Wall mounted shaver socket.

Velux skylight window.

Open display shelving.

Recessed down lighting.

Radiator.

Laminate flooring.

## Exterior

**Rear Garden -** Outside to the rear is a raised composite decking paved patio/seating area which has been finished with a glazed balustrade.

The garden is also laid to lawn and a path extends to the rear.

To the rear is a further paved patio/seating area sitting beneath a timber pergola.

Brick built garden shed.

Also a further area is lawned.

Composite clad summerhouse which has been built on a raised decking patio with recessed down lighting, power, light and double glazed french doors leading through with double glazed windows.

An great additional feature is a children's treehouse which includes a climbing wall and slide.

A water feature is inset within the garden.

**Front Garden -** The front garden has been laid with fine stone gravelling for ease of maintenance.

There is a parking space with a garage with electric door, power and light.

A private drive extends along the side elevation with further space for multi-vehicle parking.

**Council tax band: D**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.











Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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