

## 4 Bedroom Detached House

Swallowfield Drive, Summergroves Way, Hessle, HULL, HU4 6UG

Offers in Region of

**£229,950**



- 4 BEDROOM DETACHED PROPERTY
- HIGHLY SOUGHT AFTER CUL-DE-SAC
- CLOSE TO ALL AMENITIES
- DUAL ASPECT LOUNGE
- G.F. CLOAKS/W.C.
- GAS CENTRAL HEATING SYSTEM
- DOUBLE GLAZING
- NO CHAIN INVOLVED





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This is a perfect opportunity to acquire a modern 4 bedroom detached house which is perfectly placed within an attractive highly sought after residential cul-de-sac within the Summergroves development.

The property enjoys a particularly good position - tucked away over looking an attractive mature green enclosure to the front of the property thus providing a degree of privacy with a pleasant outlook!

The internal accommodation is arranged to 2 floors and briefly comprises of an entrance hall which extends through to a dual aspect through lounge with a dining area, french doors provide views and access to the rear patio and gardens beyond, also extending through from the dining room is a modern fitted kitchen to include integrated cooking appliances and separate to the main kitchen is a utility/laundry room and a ground floor cloaks/W.C.

To the first floor there are four bedrooms and a family bathroom with a 3 piece suite comprising of a shower over the bath and contrasting tiled surround.

Outside to the rear this spacious garden is mainly laid to lawn with a patio/seating area inset. A gardeners shed is conveniently placed within the garden boundary.

To the front of the property there is a private drive/hard standing area which extends to the integral garage.

As one would expect there is a gas central heating system and double glazing throughout.

This lovely property is offered with vacant possession on completion and no chain involved.



## Location

The Summergroves development is highly sought after and well known for it's wealth of amenities nearby. Within a very short commute you find everything much needed for day to day living.

There are busy and well visited local shopping centres within Hessle Square and the nearby Sainsbury's shopping retail park.

Just around the corner is the A63 network road connections creating easy access to Hull city centre and the outbound road links to the M62 corridor.

The neighbouring village of Hessle has it's own rail station for easy access both inbound and outbound.

For the growing family there are highly reputable schools, colleges and academies nearby.

Other amenities include a fitness centre, a health centre, post office and library.

For those wishing to spend quality leisure time with family and friends there are many well visited cafe bars and restaurants to choose from within Hessle Square and the Weir.

## Property Description

### Ground Floor

**Ground Floor** - Canopied entrance porch leads to double glazed front entrance door

**Through Lounge/Dining Area** - 22' 11" x 10' 2" (7.01m x 3.12m) Extremes to extremes.

Dual aspect double glazed windows with aspect out over the front and rear garden areas.

Feature fire surround with marble effect back and hearth. Dado rail.

Radiator.

Laminate flooring.

**Kitchen** - 8' 11" x 7' 6" (2.74m x 2.29m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Range of beech effect base, drawer and wall mounted units. Roll edge laminate work surfaces housing hob, built in oven beneath. Built in stainless steel single drainer sink unit with mixer tap over.

Tiled splash back surround.

Radiator.

Laminate flooring.

**Utility/Cloaks WC** - 2 piece suite comprising of a vanity wash hand basin with storage space beneath and



low flush W.C.  
Double glazed opaque window.  
Sealed unit double glazed rear entrance door.  
Plumbing for automatic washing machine.  
Wall mounted gas central heating boiler.  
Radiator.

## First Floor

**Landing** - Railed enclosure.  
Built in airing cupboard.  
Loft hatch through to roof void.

**Bedroom One** - 11' 11" x 10' 5" (3.65m x 3.19m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Radiator.  
Laminate flooring.

**Bedroom Two** - 11' 11" x 11' 1" (3.65m x 3.39m) Extremes to extremes.  
Double glazed window with aspect over the front garden area.  
Built in storage cupboard.  
Radiator.  
Laminate flooring.

**Bedroom Three** - 9' 8" x 6' 9" (2.95m x 2.06m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

**Bedroom Four** - 8' 7" x 8' 7" (2.64m x 2.62m) Extremes to extremes.  
Double glazed window with aspect over the rear garden area.  
Radiator.  
Laminate flooring.

**Bathroom** - 3 piece suite comprising of a panel bath with shower attachment, vanity wash hand basin and low flush W.C. Contrasting tiled surround.  
Wall mounted shaver socket.  
Double glazed opaque window.

## Exterior

**Front Garden** - Garage with power and light.  
Drive.  
Open plan lawned garden adjacent.



Rear garden - Lawned rear garden with patio/seating area.

Timber perimeter and boundary fence.

Council tax band: D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	74   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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