

Whitakers

Estate Agents



43 Summergangs Drive, Thorngumbald, HU12 9PP

£199,950

This Superb Semi Detached Dormer Bungalow is set within the sought after East Riding village of Thorngumbald. Having been loved by the previous owners, this wonderful family home comes to market with NO ONWARD CHAIN, ready for new owners to relive and make it their own.

The property offers generously proportioned accommodation with an entrance door to the side elevation opening to welcome you in to view. Once inside, the property has a lovely homely feel with open plan living spaces well designed for family life and gatherings. The through LOUNGE to DINING area offers comfortable space for the family to relax and unwind. At the heart of this home is the OPEN PLAN DINING KITCHEN with adjoining CONSERVATORY, enjoying views over the delightful garden, creating a lovely space for entertaining family & friends. There is a ground floor BATHROOM and THREE DOUBLE BEDROOMS to the first floor with bedroom three, currently used as the dressing room with EN SUITE.

Outside there are lovingly tended GARDENS to front and rear, the rear garden is an absolute delight with an array of shrubbery, colourful and mature plantings to borders. Paved patio areas, provide ample seating areas, ideal for dining "al fresco" or to just sit and admire the wonders of this outdoor space.

There is a DRIVEWAY, providing ample OFF ROAD PARKING SPACE and access to the GARAGE with Utility/ Storage area.

Thorngumbald is a village to the East of Hull, with local amenities including shops, a primary school, and everyday services within easy reach. Nearby open spaces and countryside walks are accessible in and around the village, with further leisure and shopping facilities available in the town of Hedon & Hull

Accommodation Comprising

Entrance & Hallway

Entrance is via the side elevation with a door opening to welcome you in to view. Doors open to the ground floor accommodation with stairs taking you up to the first floor.

Through Lounge Dining Room 20'10" x 14'9" (max) (6.37 x 4.52 (max))



The open plan layout to the lounge and dining area has a feature brick effect fireplace with inset living flame, electric fire, providing a cosy ambience to the room. A comfortable space for the family to relax and unwind with a more formal dining area, ideal for entertaining family & friends. There are two double glazed windows to the front elevation and two radiators.

Lounge

Lounge Feature



Dining Area



Open Plan Breakfast Kitchen 20'11" x 12'4" (max) (6.38 x 3.78 (max))



The open plan breakfast kitchen has ample space for breakfast table with patio doors opening out to the rear garden, adjoining the conservatory, creating a lovely space to sit and enjoy your morning coffee whilst enjoying views over the garden.

Breakfast Area



Open from the kitchen with ample space for table & chairs, feature patio doors enjoying views over the garden.

Gardens



The rear garden is a pure delight, mainly laid to lawn with paved patio areas, providing ample space for outdoor seating. Adorned with beautiful mature trees, colourful plantings and shrubbery to borders. A lovely outdoor space for the family to enjoy.

Conservatory 13'5" x 9'10" (4.09 x 3.00)



Adjoining the kitchen, the conservatory has double glazed windows to all sides, enjoying views over the delightful rear garden.

Kitchen Area



The kitchen area has a range of fitted units to base and walls with contrasting work surface and tiled splashbacks. Moulded sink with drainer and

mixer tap Built in oven and electric hob with stainless steel extractor hood above. Open to the dining area with a central island feature, creating a ample space for gatherings and entertaining. Double glazed window and door to conservatory. Solid wood flooring and radiator.

Ground Floor Bathroom



Ground floor bathroom with panelled bath, mixer tap and shower attachment. Pedestal wash basin and low level W.C. Double glazed obscure window , radiator and vinyl flooring.

Bedroom One 15'5" x 8'11" (4.71 x 2.73)



A sizeable double bedroom with a range of fitted wardrobes and drawers with dresser unit. Double glazed window, radiator and laminate flooring.

Bedroom Two 12'2" x 9'10" (3.71 x 3.00)



A double bedroom with built in wardrobes and dressing area. Double glazed window, radiator and laminate flooring.

Bedroom Three 11'0" x 9'10" (3.36 x 3.02)



A further double bedroom, currently used as a dressing room with built in wardrobes and storage cupboards. Radiator and double glazed window. A door opens to the En Suite.

En Suite Bed 3



A useful addition to the first floor is the fully tiled En Suite with shower cubicle, low level W.C. and pedestal wash basin.

Gardens



Garden Patio



Garage & Driveway

A private driveway provides ample off road parking and access to the garage.

Garage & Utility/Workshop

A larger than average garage with power & light the additional space provides a useful utility/workshop area.

Tenure

Tenure is Freehold

Council Tax Band

East Riding of Yorkshire Council Tax Band C

EPC Rating

EPC rating to be confirmed

Additional Services.

Whitaker 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.

Agents Notes.

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.

Free Market Appraisals / 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.

Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage / Signal - EE/ O2/ Vodafone and Three all okay

Broadband - Basic 16 Mbps /Superfast 61 Mbps

Ultrafast 1000 Mbps

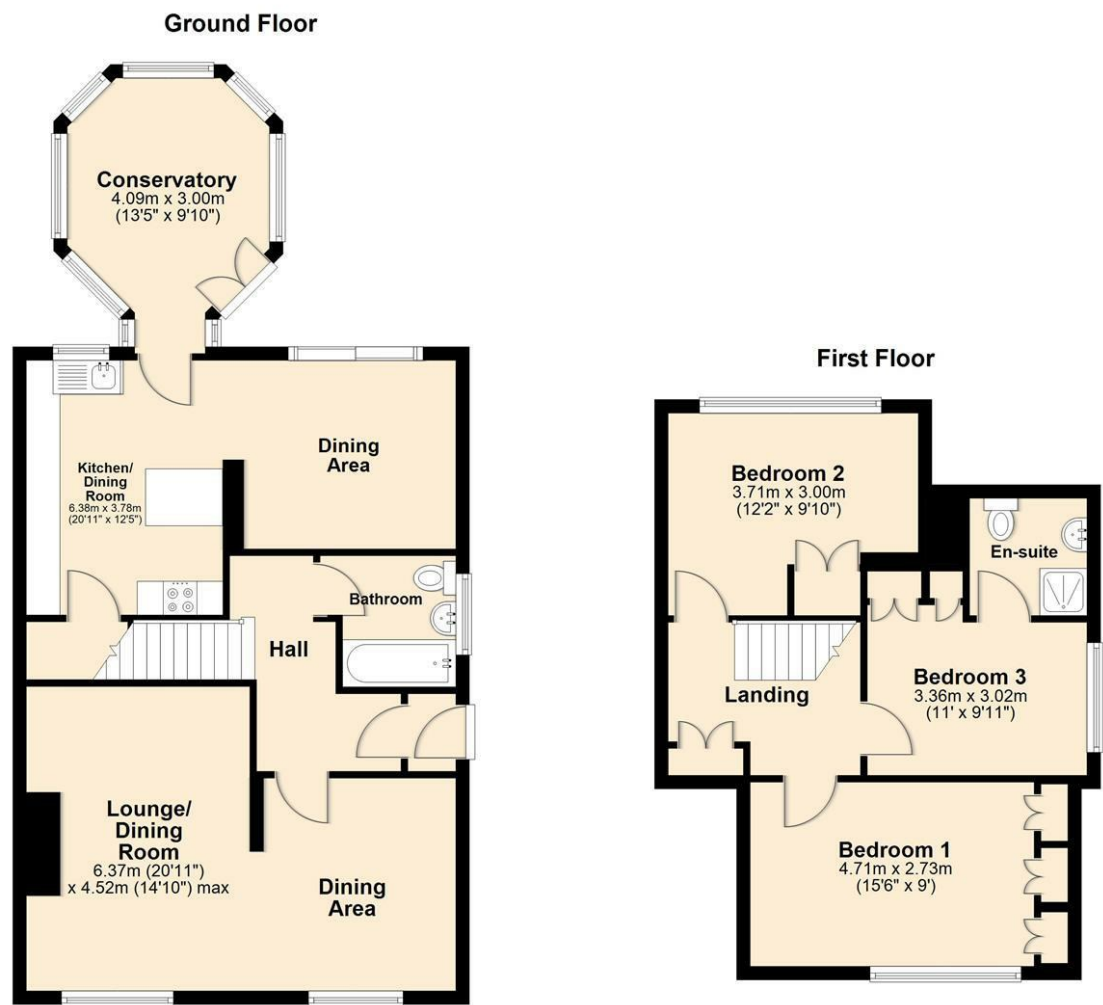
Coastal Erosion - No

Coalfield or Mining Area - No

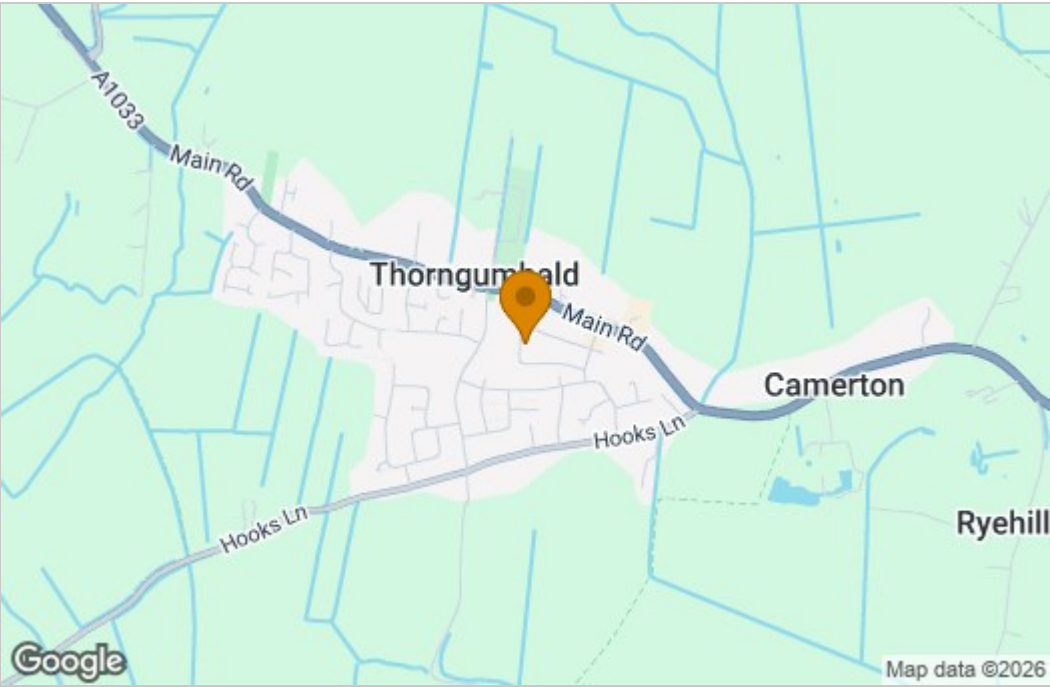
Whitakers Estate Agent Declaration.

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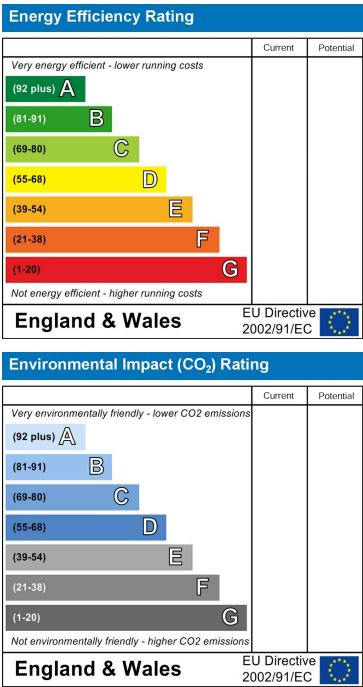
Floor Plan



Area Map



Energy Efficiency Graph



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