



SYMONDS + GREENHAM

Estate and Letting Agents



6 Summer Meadows, Hull, HU11 4AT Offers in the region of £370,000

BEAUTIFULLY PRESENTED DETACHED HOME IN BILTON - THREE BEDROOMS INCLUDING - MASTER SUITE WITH DRESSING ROOM - TWO SPACIOUS RECEPTION ROOMS - MODERN KITCHEN DINER WITH CONTEMPORARY FINISHES - FLEXIBLE FOURTH BEDROOM / HOME GYM - POTENTIAL TO ADD FIFTH BEDROOM - LARGE LANDSCAPED GARDEN - GARAGE & OFF STREET PARKING - NO CHAIN

Nestled in the charming village of Bilton, this impressive detached home offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a master suite complete with a dressing room, this home is ideal for families seeking space and style. The current owners have meticulously crafted the interiors, showcasing modern finishes that enhance the overall appeal. The property features two inviting reception rooms, providing ample space for relaxation and entertaining.

The large lounge is perfect for family gatherings, while the dining room offers a delightful setting for meals. The beautifully designed kitchen diner is a highlight, featuring contemporary fixtures and ample space for culinary creativity. Outside, the large landscaped garden presents a serene retreat, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the fourth bedroom, currently utilised as a gym, allowing for flexibility to suit your lifestyle needs. Also with the potential to convert the second bedroom into two separate rooms, this home offers exciting possibilities for expansion.

Conveniently located, this home provides easy access to the stunning coast and the vibrant Hull City Centre. Local shops, supermarkets, and essential amenities are just a stone's throw away, making daily life effortless.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "D"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

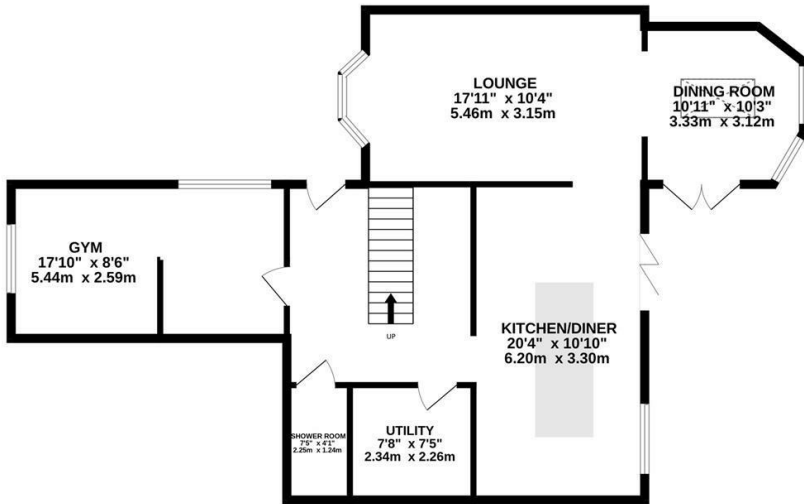
TENURE

Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
948 sq.ft. (88.1 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

