

Hoults Lane, Greetland, HX4 8HN
£390,000

Edkins & Holmes
ESTATE AGENTS

An exceptional four bedroom dormer bungalow, occupying a highly sought-after position in Greetland, which has been comprehensively renovated to an outstanding standard throughout. Finished with impressive attention to detail, this superb home offers stylish, contemporary living and is ready to move straight into.

The heart of the property is the stunning open-plan dining kitchen and living space, designed for modern family life and entertaining. The high specification kitchen features quartz worktops, integrated appliances, a wine cooler and an instant hot water tap, while a useful utility porch provides additional storage and space for a second washing machine and tumble dryer.

There are four well-proportioned bedrooms and two beautifully appointed shower rooms, including a luxurious family shower room designed around a premium Thomas Crapper suite.

Outside, the landscaped gardens have been created for low-maintenance enjoyment, with an attractive porcelain patio providing the perfect space for outdoor entertaining. A timber summer house with electricity and a separate garden shed offer further versatility, while the converted garage creates an ideal home office, gym, playroom or additional reception room.

Extensive improvements include a new roof, new windows, new drainage, a newly rendered exterior and newly clad dormer, offering complete peace of mind. The property also benefits from a driveway providing off-road parking for three vehicles.

Located close to beautiful countryside walks, well-regarded schools, local amenities and excellent transport links, this outstanding home offers an exceptional opportunity to acquire a beautifully finished property in one of Greetland's most desirable locations.







Entrance Porch
Cupboard with plumbing for washing machine and space for dryer. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Inner Hall
Designer radiator.

Dining Kitchen 16'3" x 19'3" (4.955 x 5.882)
Fitted kitchen with wall and base units. Island with breakfast bar. Stainless steel one and a half bowl undercounter sink. Boiling water tap. Quartz work surfaces. Electric eye level oven. Electric hob. Integrated microwave. Plumbing for washing machine. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Boiler with full service history. Designer radiator. Herringbone floor. UPVC double glazed window to rear elevation.

Sun Room 11'11" x 9'0" (3.635 x 2.753)
Open to dining kitchen. Designer radiator. Herringbone floor. Skylight. Two UPVC double glazed windows to side.

Bedroom One 13'9" x 9'0" (4.201 x 2.760)
Wall panelling. Radiator. UPVC double glazed window to front elevation.

Bedroom Four 8'6" x 11'2" (2.613 x 3.426)
Currently utilised as a dressing room. Understairs cupboard. Radiator. UPVC double glazed window to front elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Bluetooth mirror. Traditional style radiator. UPVC double glazed window to side elevation.

Landing
Stairs from Inner Hall. Oak and glass balustrade. Under eaves storage.

Bedroom Two 10'9" x 12'7" (3.280 x 3.836)
Built in wardrobes. Radiator. UPVC double glazed window to side elevation.

Bedroom Three 7'10" x 13'9" (2.401 x 4.203)
Radiator. UPVC double glazed window to rear elevation.

Shower Room
Wash hand basin. Low flush W.C. Shower cubicle. Designer radiator.

Garden Room 15'4" x 7'3" (4.696 x 2.229)
Power. Designer radiator. LVT flooring. Bi-floor doors. Sun awning. UPVC double glazed window.

Timber Summer House 8'9" x 7'4" + storage shed (2.688 x 2.238 + storage shed)
Summer house with power and with storage shed attached.

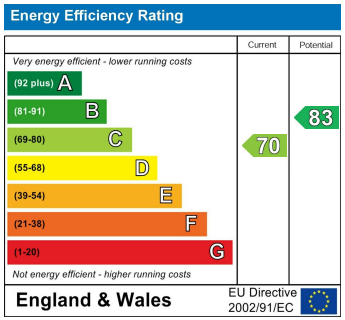
Rear Garden
Landscaped garden with composite decking and patio. Raised flowerbeds. Sun awning.

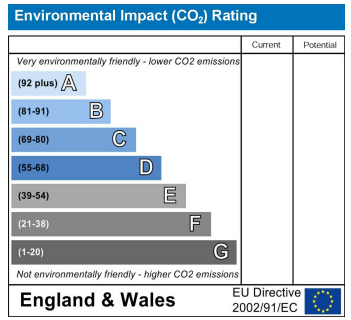
Council Tax Band
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Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
props.golf.urban

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