

# Whitakers

Estate Agents



## Chestnut Cottage 2 Chestnut Avenue, Hedon, HU12 8NH

**£345,000**

**\*\*LOCATION, LOCATION, LOCATION\*\*\***

Set at the heart of the Historic Market town of Hedon off Souttergate, bespoke build for the one and only owners in 1976 and has been loved and cherished since. This beautiful DETACHED bungalow comes to market with NO ONWARD CHAIN, ready and waiting for new owners to relive and cherish this wonderful home. The entrance to the side elevation enjoys views over Souttergate and St Augustine's Church, as steps take you up to the door, opening to welcome you in to view the accommodation on offer. There is a comfortable, light and airy LOUNGE with feature fireplace and bow window to the front elevation. Double doors open to the formal DINING AREA and a door opening into the "Laura Ashley" fitted BREAKFAST KITCHEN incorporating a range of integrated appliances, perfect for the culinary member of the household. There is a separate UTILITY room and a CONSERVATORY with views over the lovingly tended GARDENS creating a lovely space for entertaining family & friends. There is a modern SHOWER ROOM and THREE/ FOUR BEDROOMS dependant on how you would utilize the rooms. Outside there is a PRIVATE DRIVE with access to the larger than average DETACHED GARAGE and a timber SUMMER HOUSE with electrics, a lovely area to enjoy the delights of the garden on those warm summer evenings.

We anticipate high demand for this wonderful bungalow being so close to the ample shopping facilities, local amenities, doctors and dentist and market day, with a real sense of community the town of Hedon has to offer.

Call Whitakers Estate Agents to arrange your viewing today !!

## Accommodation Comprising

Entrance & Hallway & W.C. 10'5" x 5'9" (3.19 x 1.76)

Steps lead up to the side entrance door, opening to welcome you in to view the accommodation on offer. Doors open to the W.C. and the lounge.

W.C. 6'4" x 3'9" (1.95 x 1.15)

Separate W.C. with toilet and wash basin.

Lounge 19'11" x 10'11" (6.09 x 3.34)



A comfortable, light and airy lounge with feature fireplace and bow window to the front elevation. Double doors open into the dining area.

### Lounge Feature



### Lounge Window



## Breakfast Kitchen 12'4" x 10'9" (3.77 x 3.28)



Beautiful bespoke "Laura Ashley" breakfast kitchen with a range of fitted units to base & walls, complimentary, "Dekton stone" work surface and splashbacks. Built in "Neff" oven and induction hob with extractor unit above. Integrated "Neff" fridge freezer and dishwasher. Space for breakfast table & chairs. Double glazed window and door into utility.

### Utility 6'0" x 6'5" (1.84 x 1.97)

A useful utility room with plumbing for automatic washing machine and space for tumble dryer.

### Kitchen



### Outside



Dining Room 10'4" x 11'6" (3.17 x 3.52)



At the heart of this home is the formal dining room, adjoining the breakfast kitchen and lounge, creating a lovely space for entertaining family & friends, perfect for the family to get together. Glazed window & door to front elevation and radiator.

Inner Hallway 10'5" x 7'2" (3.20 x 2.19)

Doors open to the bedrooms and shower room.

Bedroom One 12'5" x 9'11" (3.81 x 3.03)



A double bedroom with a range of fitted wardrobes, overhead storage and drawer /dresser unit. Window to front elevation and radiator.

Bedroom Two 10'2" x 9'11" (3.10 x 3.03)



A further double bedroom with a range of fitted wardrobes and overhead storage cupboards. Window and radiator.

Bedroom Three 12'7" x 7'1" (3.85 x 2.16)

Currently used as the dressing room with a range of fitted wardrobes. Window and radiator.

Bedroom Four/ Study/ Hobby Room 9'10" x 6'10" (3.01 x 2.10)

Used as a hobby/ crafts room with window and radiator.

Shower Room 7'0" x 6'3" (2.14 x 1.92)



A fully tiled, modern shower room with walk in shower cubicle, vanity unit housing the washbasin with useful storage drawers below and toilet with concealed cistern. Radiator, under floor heating and window.

### Conservatory 15'10" x 11'0" (4.83 x 3.37)



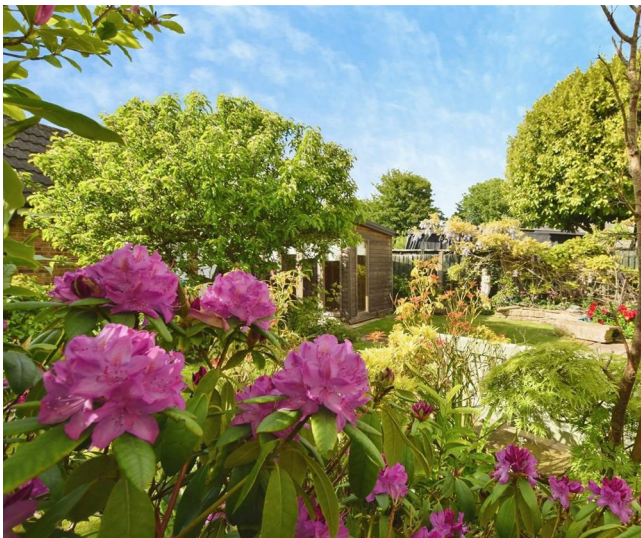
Part brick and UPVC construction with double doors opening out to the rear garden, a lovely room to enjoy views over the gardens.

### Garden



Lovingly tended gardens wrap around the property, adorned with an array of mature trees, shrubbery and colourful plantings. There is lawn area and patio with a timber summer house providing a perfect area to sit and enjoy the delights of this wonderful outdoor space.

### Gardens



### Garage & Driveway



A private driveway provides off road parking and leads to the detached garage. Larger than average garage with remote door providing vehicle access. Power and light supplied.

### Front Garden



### Garden Summer House

Timber summer house with electrics provides a sheltered area to enjoy the gardens.

### Drone Picture



### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Band C

EPC Rating  
EPC rating D

#### 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.

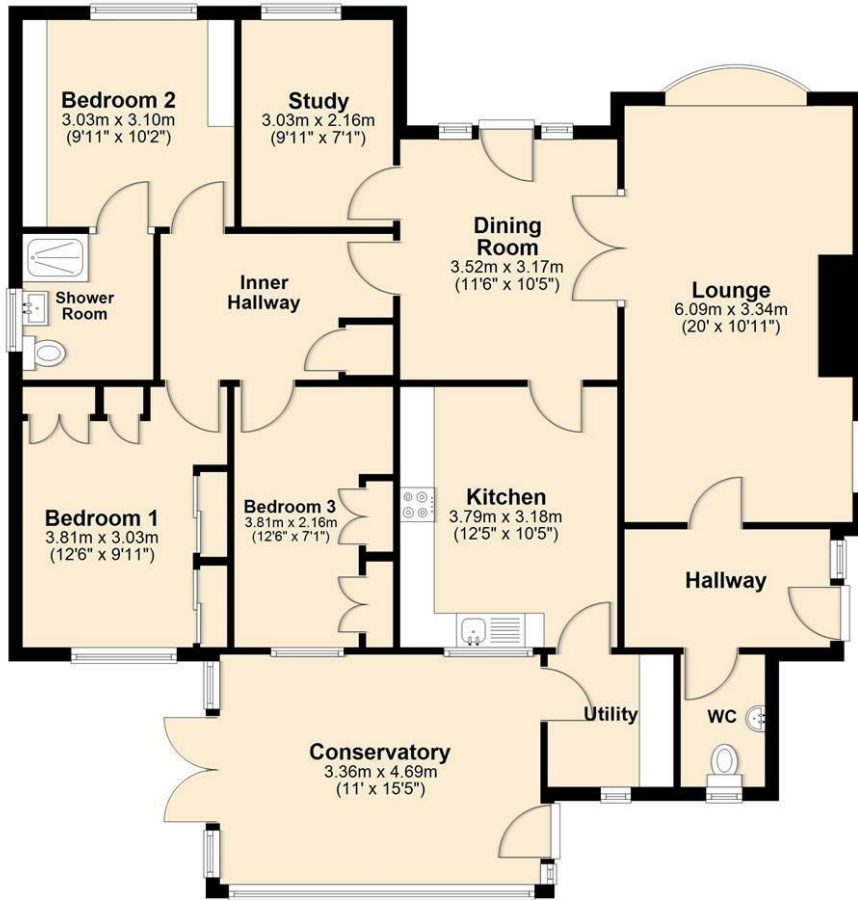
Construction - Brick under tiled roof  
Conservation Area - Hedon  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE/ O2/Three and Vodafone all okay  
Broadband - Basic 17 Mbps / Ultrafast 10000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### Whitakers Estate Agent Declaration.

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

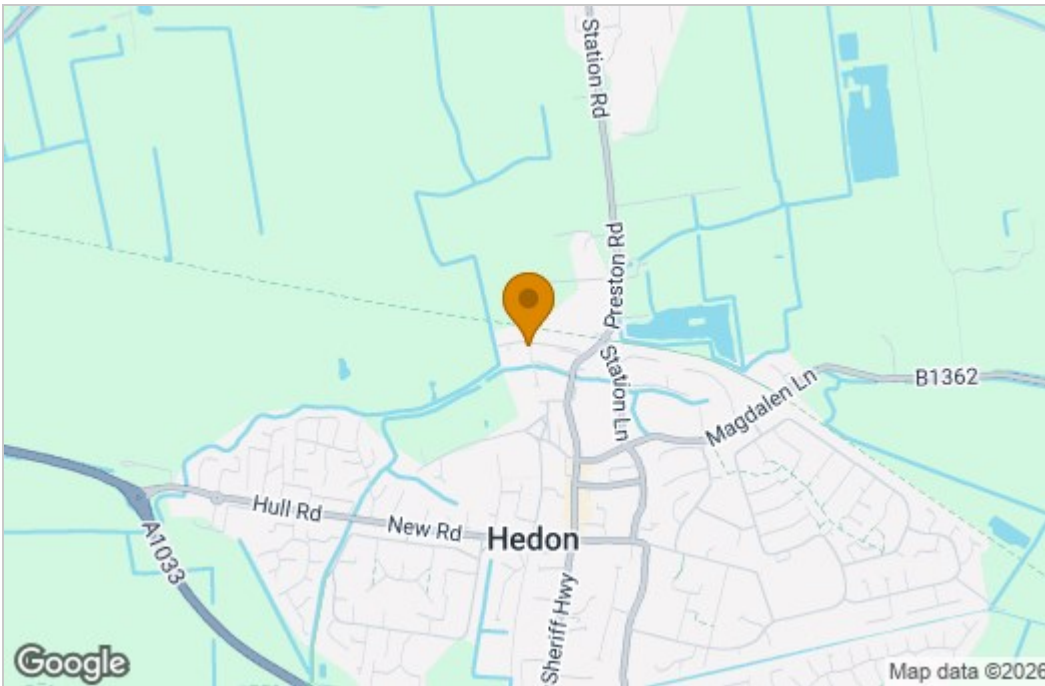
# Floor Plan

## Ground Floor

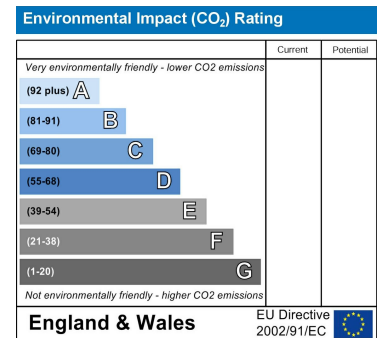
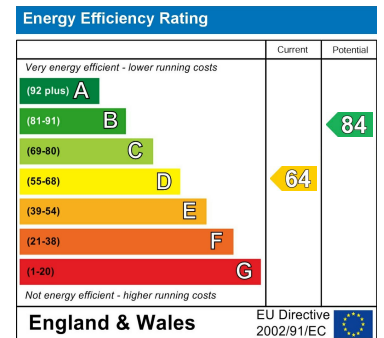


Total area: approx. 123.2 sq. metres (1325.7 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.