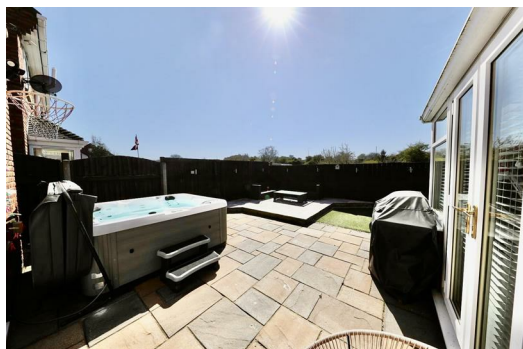




SYMONDS + GREENHAM

Estate and Letting Agents



32 Brooklands, Hull, HU7 4WA

£399,500

Symonds and Greenham are delighted to bring to the market this truly glorious six bedroom detached family home, situated on the ever desirable Brooklands in the heart of Sutton village. Ideally located within walking distance of local amenities and close to well regarded schools, the property enjoys a central yet set back position on a fantastic residential street, offering both convenience and privacy.

Beautifully presented throughout, this spacious and immaculate home offers exceptional accommodation arranged over three floors. Finished to a high standard, the property is completely move in ready and perfectly suited to modern family living, offering a superb blend of style, space and practicality.

The accommodation briefly comprises a welcoming entrance hall, a modern kitchen with adjoining utility room, a dining room, a spacious living room and a conservatory currently used as a bar and entertaining space, ideal for hosting. A ground floor WC provides additional convenience, along with internal access to the garage.

To the first floor are four excellent sized bedrooms, including a stunning primary bedroom with en suite, alongside a beautifully presented family bathroom. The second floor offers a further two generous bedrooms, providing flexible space for growing families, guests or home working.

Externally, the property boasts a glorious south facing rear garden, designed for low maintenance and enjoying a particularly private aspect backing onto allotments, creating a real sun trap. To the front, a large driveway provides

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 E.

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.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

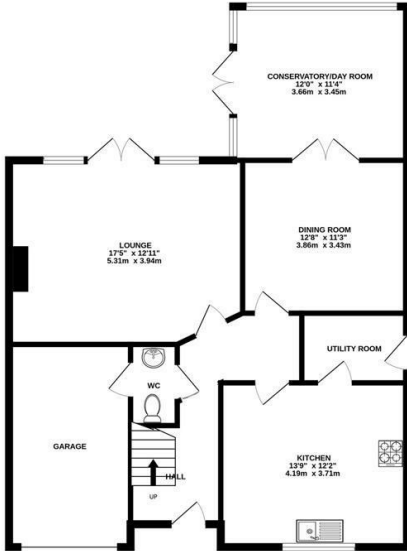
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

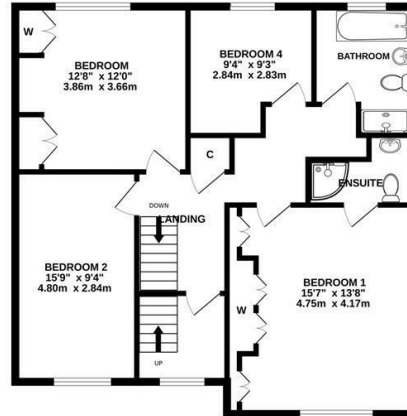
VIEWINGS

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

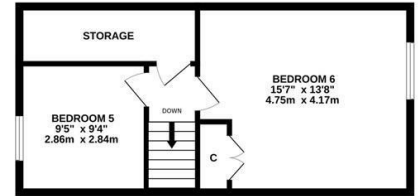
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		71	78
EU Directive 2002/91/EC			

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			

