



SYMONDS + GREENHAM

Estate and Letting Agents



32 Church Street, Hull, HU7 4TA

Offers over £280,000

Welcome to The Nook, a beautiful and unique three bedroom detached home tucked away on Church Street in the heart of Sutton Village. This attractive red brick property has been thoughtfully extended and beautifully refurbished throughout, creating a stylish, spacious and move in ready home with plenty of character.

Perfectly positioned for village life, the property is within easy reach of the full range of amenities in Sutton centre, along with the village hall and church, regular bus routes and excellent schools nearby, making it an ideal choice for a wide range of buyers.

The accommodation begins with an entrance hall leading into a beautiful living room which flows through to the adjoining dining room, creating a fantastic open living space. To the rear is the gorgeous kitchen diner, finished to an excellent standard with a central island and skylight bringing plenty of natural light into the room. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor spaces. A convenient WC completes the ground floor layout.

Upstairs are three good sized bedrooms, all beautifully presented in a fresh, neutral style. Bedroom one benefits from a super stylish en suite, while the fantastic family bathroom completes the first floor.

Externally, the south facing walled garden is a real highlight. Beautifully arranged with a York stone patio, lawn, gravelled area with feature millstone, pathway and raised flower beds, it offers a wonderfully private space for relaxing and entertaining. To the front is a gravelled garden with a side passage providing access to the rear.

A unique property in a fantastic village setting, The Nook combines character, modern finishes and generous living space to create a home that really stands out.

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 B.

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.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 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	

