



Sunnybank Road, Greetland, HX4 8JP
£375,000

E&H Edkins Holmes
ESTATE AGENTS

Situated in the heart of Greetland is this impressive, four bedroom, extended semi-detached family home. This stunning family home benefits from a luxurious dining kitchen, open valley view to the rear which can be enjoyed from the lounge and the decked terrace which leads off the family room. There are four double bedrooms and a stylish house bathroom with twin vanity wash hand basins. There is parking for one car to the rear and a newly laid patio in the garden.



Dining Kitchen 11'7" x 24'3" (3.537 x 7.401)
High specification fitted kitchen with a range of wall and base units and a central island. Quartz worksurfaces and upstands. Ceramic butler sink. Integrated dishwasher. Rangemaster dual fuel range cooker (available by separate negotiation). Two designer radiators. Access to cellar. Two UPVC double glazed windows to front elevation. Wooden double glazed front door.

Lounge 11'9" plus bay window x 11'6" (3.593 plus bay window x 3.507)
Multi fuel stove. Designer radiator. UPVC double glazed bay window to rear elevation.

Family Room 10'4" x 14'4" (3.153 x 4.390)
Radiator. UPVC double glazed French doors to decking terrace with glass balustrade.

Utility Room 6'0" x 6'0" (1.843 x 1.831)
Wall and base units. Stainless steel sink. Plumbing for washing machine and space for dryer. Boiler with full service history. UPVC double glazed window to side elevation.

Shower Room
Shower cubicle, WC and wash hand basin. Chrome towel radiator. UPVC double glazed window to side elevation.

Landing
Stairs from family room. Loft access via pull down ladder. Loft boarded.

Master Bedroom 12'11" x 11'6" (3.943 x 3.511)
Radiator. UPVC double glazed window to front elevation.

Bedroom Two 11'8" x 10'10" (3.559 x 3.324)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 8'7" x 13'0" (2.627 x 3.969)
Two radiators. Two UPVC double glazed windows to the rear elevation.

Bedroom Four 7'3" x 13'0" (2.218 x 3.967)
Radiator. UPVC double glazed window to front elevation.

Bathroom
Bath with mixer taps and shower over. Twin vanity wash hand basins. WC. Fully tiled. Extractor fan. Chrome towel radiator. UPVC double glazed window to side elevation.

Parking
There is parking for one car to the rear of the property.

Garden
To the front of the property is low maintenance patio garden.

To the rear of the property is a newly laid patio and raised flowerbeds.

From the family room there are French doors leading to decking terrace with glass balustrade.

Council Tax Band
D

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:
lonely.lunch.farmer

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