



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **3 Spire View, Hesse, HU13 0SF** **Offers over £280,000**

Symonds and Greenham are proud to present this beautifully presented three bedroom detached home, situated on Spire View in the heart of Hesse. Tucked away on a quiet residential street whilst remaining just a stone's throw from an excellent range of local amenities, well regarded schools, shops, cafés and transport links, this superb property would make an ideal family home or perfect purchase for first time buyers seeking stylish and versatile living accommodation.

Finished to a high standard throughout, the property offers spacious and contemporary open-plan living, perfectly suited to modern lifestyles. The accommodation briefly comprises an inviting entrance porch leading into a bright and spacious open-plan lounge diner, creating an excellent entertaining and family space, with an adjoining family room offering additional versatility for relaxing, home working or play space. The modern fitted kitchen features sleek units and ample worktop space while a convenient ground floor WC completes the downstairs accommodation.

To the first floor are three beautifully presented bedrooms, all tastefully decorated and offering plenty of natural light, alongside a stylish and modern family bathroom finished with contemporary fittings.

Externally, the property continues to impress with a fantastic low maintenance rear garden designed for both relaxing and entertaining. A real standout feature is the inclusion of a sauna and hot/cold outdoor shower, creating a unique and luxurious outdoor space rarely found in similar properties. There is also a garage with power supply and a private driveway providing off-street parking for two vehicles.

Early viewing is highly recommended to fully appreciate the space, style and location this fantastic home has to offer.

### **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 C.

### **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**

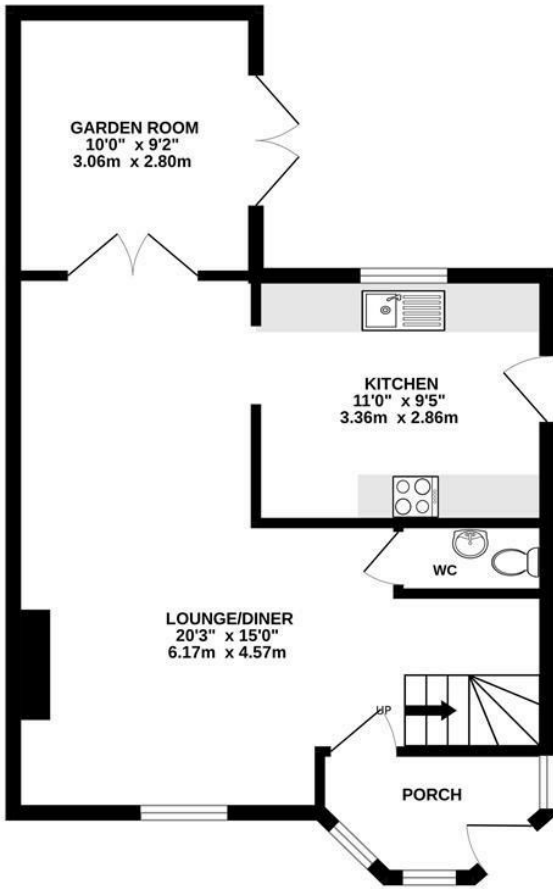
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

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

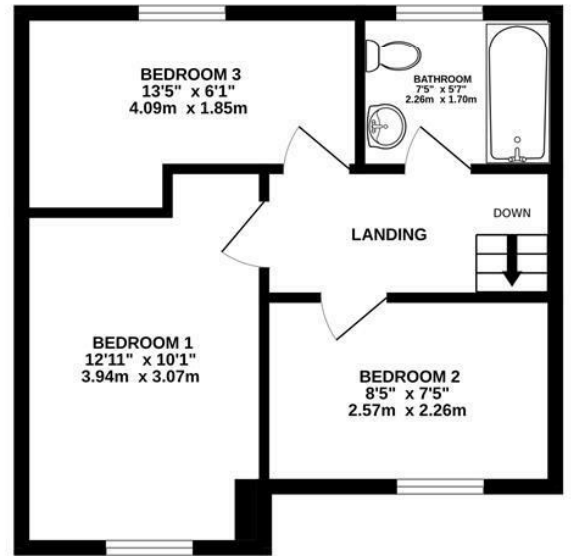
### **VIEWINGS**

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

GROUND FLOOR

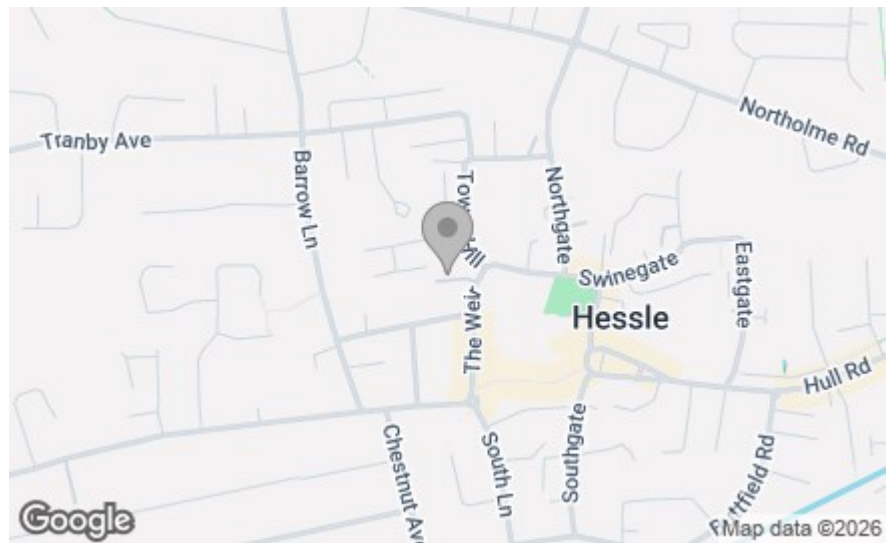


1ST FLOOR



TOTAL FLOOR AREA : 917sq.ft. (85.2 sq.m.) approx.

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
	81
70	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC