





Brockwell Park

Hull, HU7 3FH

- Selling With No Onward Chain
- Principle Bedroom with En-Suite
- Two Reception Rooms
- Ground Floor W.C
- Front Driveway
- Four Bedroom Detached Home
- Additional Family Bathroom
- Separate Utility Room
- Hot Tub & Summer House Included
- Close to Local Amenities & Well-Regarded Schools



Guide price £275,000 - £285,000







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Situated in a desirable residential location, this impressive detached family home offers generous and versatile accommodation throughout and is selling with NO ONWARD CHAIN, making it an ideal purchase for growing families.

Upon entering the property, you are welcomed by an inviting entrance hall, providing access to the principal ground-floor accommodation. The spacious lounge offers a wonderful place to relax, featuring an attractive media wall with an inset electric fireplace, The property further benefits from a large kitchen and dining area, alongside an additional reception room which offers flexibility for use as a formal dining room, playroom or home office.

Completing the ground floor is a useful utility room, together with a convenient downstairs WC.

To the first floor, the property continues to impress with four generously proportioned bedrooms. The principal bedroom benefits from its own en-suite facilities, whilst the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the rear garden provides a fantastic space, featuring a hot tub and summer house, offering an added element of enjoyment and versatility. To the front, a substantial driveway provides off-road parking for multiple vehicles.

Entrance Hall
Welcoming entrance hall providing access to the ground-floor accommodation, with carpet flooring, radiator, door leading to the lounge and stairs leading to the first floor.

Lounge
10'11" x 15'10"
Spacious and inviting lounge, featuring an attractive media wall with an inset electric fireplace, creating a lovely focal point to the room and an ideal space for relaxing with family. Featuring laminate flooring, radiator, window and double doors leading to the kitchen & dining area.

Kitchen & Dining Area
18'2" x 9'12"
A generous and impressive kitchen and dining area. The kitchen benefits from quality quartz work surfaces, complemented by a island with matching quartz worktops, providing additional preparation space and convenient seating. Featuring laminate flooring, window, sink & drainer, oven, integrated microwave, hob, extractor hood, radiator, space for appliances, doors leading to the reception room & utility room and patio doors leading to the rear garden.

Reception Room
8'7" x 15'3"
A versatile additional reception room, offering plenty of flexibility to suit individual needs. Ideal for use as a formal dining room, playroom, home office or additional sitting room. With laminate flooring, window and radiator.

Utility Room
5'2" x 6'11"
A useful separate utility room, providing additional space for laundry appliances and everyday household essentials. With laminate flooring, central heating boiler, laminate work surfaces, radiator, doors leading to the side external and downstairs WC.

Downstairs W.C
Convenient ground-floor cloakroom comprising WC, privacy glass window, radiator, laminate flooring and wash hand basin.

Bedroom One
14'1" x 13'3"
A generously sized principal bedroom, offering plenty of space for bedroom furnishings and benefiting from its own private en-suite facilities. With carpet flooring, window, radiator and storage cupboard.

En-Suite
6'10" x 5'11"
Private en-suite bathroom serving the principal bedroom. With vinyl flooring, WC, shower cubicle, wash hand basin, radiator and privacy glass window.

Bedroom Two
9'1" x 11'9"
A further spacious double bedroom, offering comfortable accommodation and space for bedroom furniture. With laminate flooring, window and radiator.

Bedroom Three
9'3" x 9'7"
Another generously proportioned bedroom, suitable for family members or guests. With carpet flooring, window and radiator.

Bedroom Four
6'11" x 9'6"
A fourth well-sized bedroom, offering flexibility for use as a bedroom, nursery, dressing room or home office. With carpet flooring, window and radiator.

Family Bathroom
6'10" x 6'2"
The property benefits from a family bathroom, conveniently serving the remaining bedrooms. With tiled flooring, bath tub, toilet, wash hand basin, privacy glass window and radiator.

Summer House
14'1" x 9'1"
A fantastic addition to the rear garden, the summer house benefits from an electric supply, making it a versatile space with excellent potential for use as a garden retreat, home office, hobby room or additional entertaining area.

Outside
To the rear, the property boasts a garden providing an excellent space, with the added benefit of a hot tub and summer house.

To the front, a driveway provides off-road parking for multiple vehicles.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - D
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.
Please get in touch and we will arrange a no-obligation property appraisal.

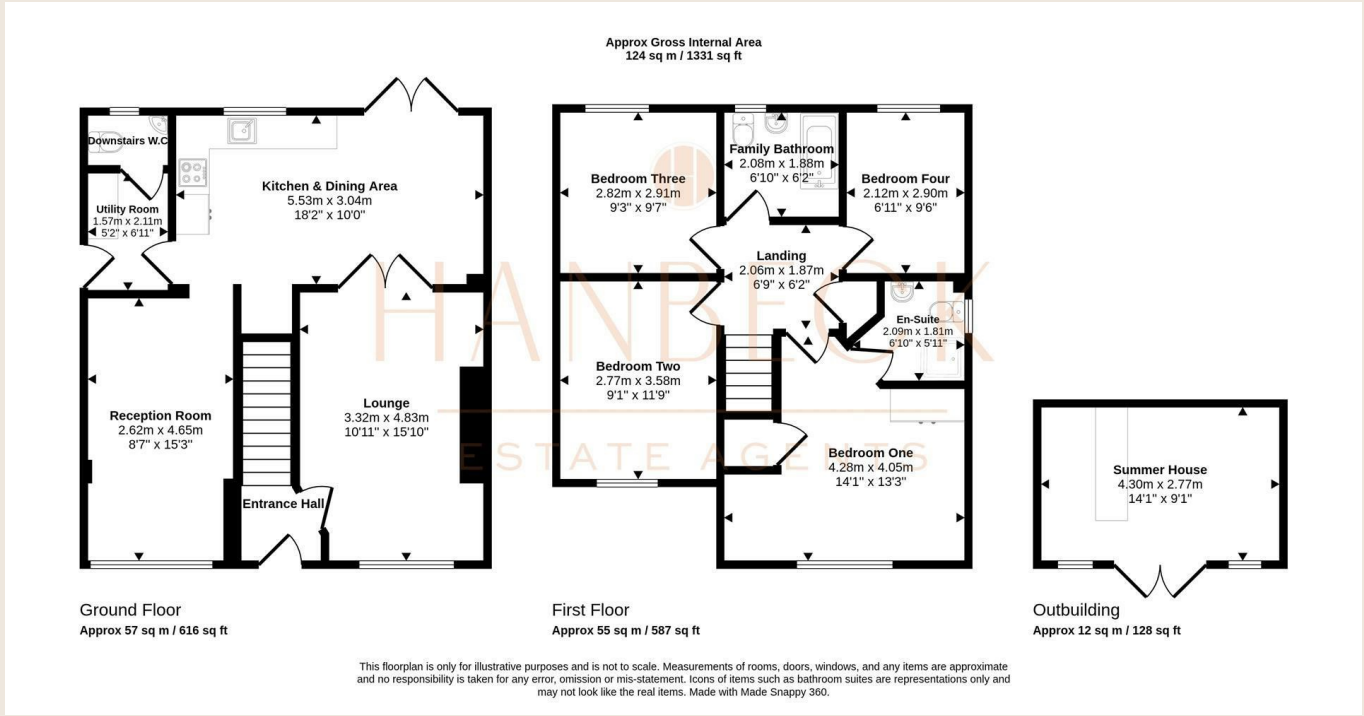
Mortgages
Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.







Local Authority **Hull City Council**
Council Tax Band **D**
EPC Rating **C**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.