



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 11 Thorn Fields, Hull, HU12 9UH £375,000

IMPRESSIVE FIVE-BEDROOM EXECUTIVE DETACHED HOME FEATURING SPACIOUS MODERN LIVING, A STUNNING ORANGERY EXTENSION, BEAUTIFUL GARDENS, AND A SOUGHT-AFTER VILLAGE LOCATION PERFECT FOR FAMILY LIFE.

Nestled in the sought-after development of Thorn Fields in Thorngumbald, Hull, this beautifully presented detached house is an exceptional five-bedroom executive home that promises both comfort and style. The property boasts two spacious reception rooms, including a welcoming lounge and a modern kitchen diner, which is complemented by a convenient utility room. An impressive extension features a stunning orangery, creating a seamless connection between the indoor living spaces and the picturesque rear garden, perfect for entertaining or enjoying quiet moments outdoors.

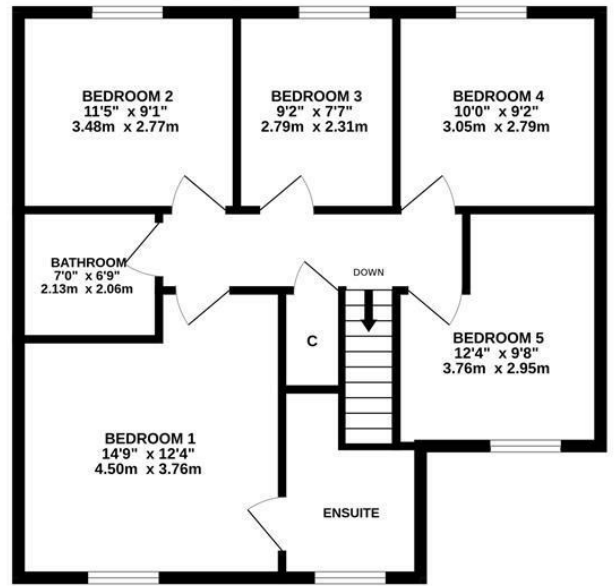
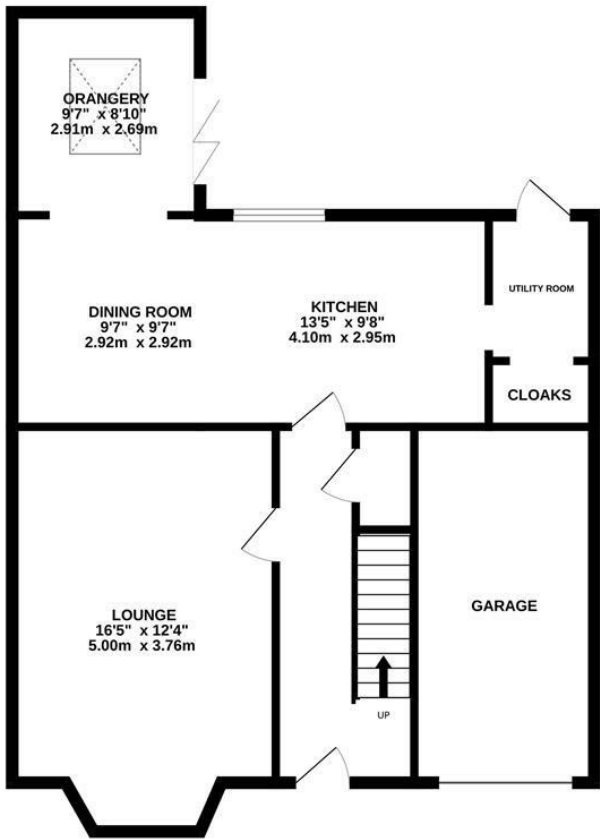
The master bedroom benefits from an en-suite bathroom, while the four additional bedrooms are well-proportioned, providing ample space for family or guests. A family bathroom serves the other bedrooms, ensuring convenience for all. The property also includes a garage and off-street parking, adding to the practicality of this lovely home.

Located in the charming rural village of Thorngumbald, this residence is approximately eight miles east of Hull, offering a delightful blend of village life with easy access to urban amenities. The village features a good selection of local shops, public transport options, and leisure facilities. Just two miles to the west lies the market town of Hedon, where a wider array of amenities can be found. With excellent road and rail connections, including dual carriageway access from Hull to the region's motorway network, this property is ideally situated for those seeking a peaceful retreat without sacrificing convenience. This home is a rare find, combining modern living with the tranquility of village life, making it an ideal choice for families or professionals alike.

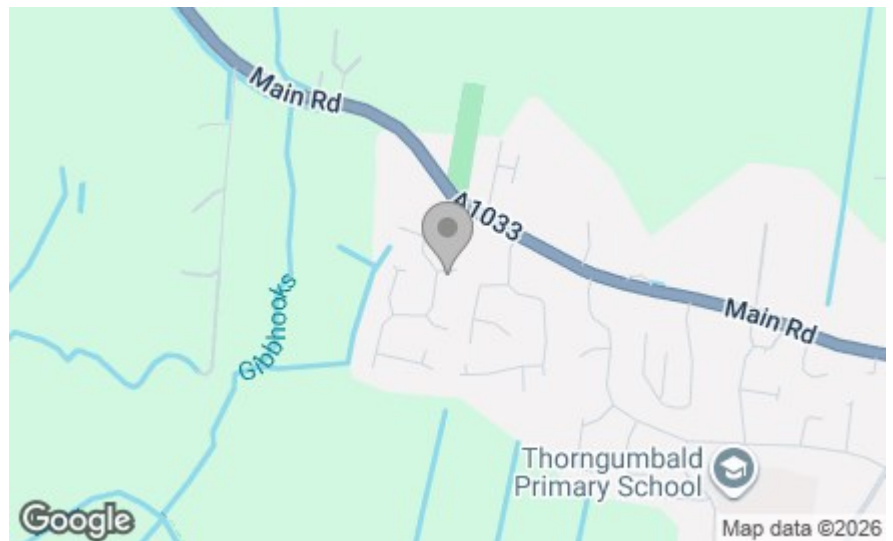


GROUND FLOOR

1ST 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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher 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	
(02 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC