

3 Farrand Road, Hedon HU12 8XN

Viewing by appointment only
Tel. 01482 423670

Sale Price £195,000

Semi-detached Bungalow

2 Bedrooms – 1 Bathroom

- No Onward Chain
- Quiet Cul-De-Sac Location
- Own Secured Drive plus Garage
- Private Garden
- Ready to Move In Conditions



The Property

Positioned in a peaceful cul-de-sac in the historic market town of Hedon, this beautifully presented two-bedroom semi-detached bungalow, offered with NO ONWARD CHAIN, promises a lifestyle of comfort and ease. Enjoy the benefits of a private driveway, a single garage, and a tranquil private west facing garden.

Step inside to discover a home where modern updates blend with a welcoming atmosphere. The bright entrance hall provides excellent storage, leading directly into a generously proportioned lounge, featuring an elegant fireplace and an attractive outlook over the green opposite the property. The impressively updated kitchen, completed approximately three years ago, boasts comprehensive shaker-style cabinetry and sleek concrete-effect work surfaces, offering both functionality and style.

The property offers versatile living, with a creatively redefined dining area that was formerly the second bedroom, providing ample space for entertaining and enjoying the south-facing aspect. An excellent addition is the semi-circular conservatory, benefiting from an insulated solid roof system, making it a comfortable living space year-round. The master bedroom is exceptionally spacious and beautifully presented, featuring an abundance of built-in storage solutions for a clutter-free retreat. The stylish and immaculately presented modern shower room, upgraded within the last three years, offers a sleek, low-maintenance finish.

Outside, the property boasts fantastic curb appeal with a low-maintenance front garden. A private driveway leads to the single garage, and the delightful west-facing rear garden is designed for maximum enjoyment with minimal upkeep, featuring a paved patio, a charming stepping stone path, and a shaded seating area. This is a ready-to-move-in home offering lateral living in a sought-after location.

Hedon is a desirable market town offering a range of local amenities, shops, and services, making everyday living convenient. Its location provides easy access to surrounding areas, combining peaceful living with practical connectivity.

A personal viewing is highly recommended to fully appreciate the quality and charm on offer.



Outside

This charming semi-detached bungalow offers fantastic curb appeal and a low-maintenance front garden. Constructed with traditional brickwork under a tiled pitch roof, this property combines low-maintenance living with a smart, welcoming aesthetic. Across the quiet cul-de-sac road, just opposite the property, there is a green landscaped area with various trees that further enhance the appeal of this property.

The doorbell with camera connects to your mobile phone via an App for enhanced security and a white metal gate encloses part of the driveway, which leads to the single garage and the back garden.

A particular feature of the property is this delightfully presented west facing rear garden. Designed with maximum enjoyment and minimal maintenance in mind, this private outdoor space provides a quiet haven for relaxing and alfresco dining. Laid predominantly to gravel interwoven with a charming round stepping stone path connecting the paved patio area, directly adjoining the conservatory, and the shaded covered bench seating area.

Furthermore, there is also a painted timber garden shed with window and door, providing ideal storage for tools and outdoor equipment. The perimeter is secured by high, colour-coordinated sage green wooden fencing topped with decorative trellis panels on one side and the garage to the opposite side.

Accommodation

Entrance Hall - 2.6m x 1.36m (8'6" x 4'5")

This bright and welcoming entrance hall sets the tone for the entire property. Entered through a secure uPVC front door with a unique decorative leaded glass panel, it



features a modern wood-effect laminate flooring and neutral decor with clean white walls. The space benefits from excellent storage by way of built-in floor-to-ceiling double-doored wardrobes.

Lounge - 4.82m x 3.63m (15'9" x 11'10")

This generously proportioned and naturally bright lounge is a welcoming and comfortable living space. The room's central focus is an elegant white mantelpiece and fireplace surround, featuring a classic marble hearth and a traditional inset gas fire. Excellent natural light is a key feature, courtesy of a large window to the front elevation, which is fitted with practical Venetian blinds and provides an attractive outlook over the green space opposite the property. Decorated in a neutral palette with textured white walls and matching coving, the room is finished with light beige carpeting throughout.

Kitchen - 3.12m x 2.78m (10'2" x 9'1")

This impressively updated kitchen boasts a comprehensive range of matching wall and base cabinetry in shaker style, installed to a high standard approximately three years ago. A continuous run of contemporary light grey concrete-effect work surfaces provide substantial preparation space, beautifully framed by a timeless white subway tile splashback. Natural light floods the space from a large window fitted with practical vertical blinds, illuminating the inset white composite sink with an elegant swan-neck chrome mixer tap. Integrated and freestanding appliances include an upright white electric cooker with four hobs, a main oven, and a separate grill, all situated beneath a modern, low-profile white and stainless-steel extractor hood, an integrated washing machine and an under-counter fridge. The floor is finished in a durable, contemporary grey wood-plank effect laminate flooring, and lighting is provided by inset ceiling spotlights.



Dining Room - 2.87m x 2.78m (9'4" x 9'1")

Formerly configured as the property's second bedroom, this space has been creatively redefined into a generously proportioned and extremely versatile dining area and is accessed via a white panel door from the hallway. This bright and airy room easily accommodates a substantial dining suite. Natural light is abundant, thanks to its south facing aspect. The space boasts contemporary grey wood-effect laminate flooring, neutral white decor to three walls, and a feature accent wall with a stylish grey marble-patterned wallpaper. A set of white UPVC double doors provides access to the conservatory.

Shower Room - 1.95m x 1.65m (6'4" x 5'4")

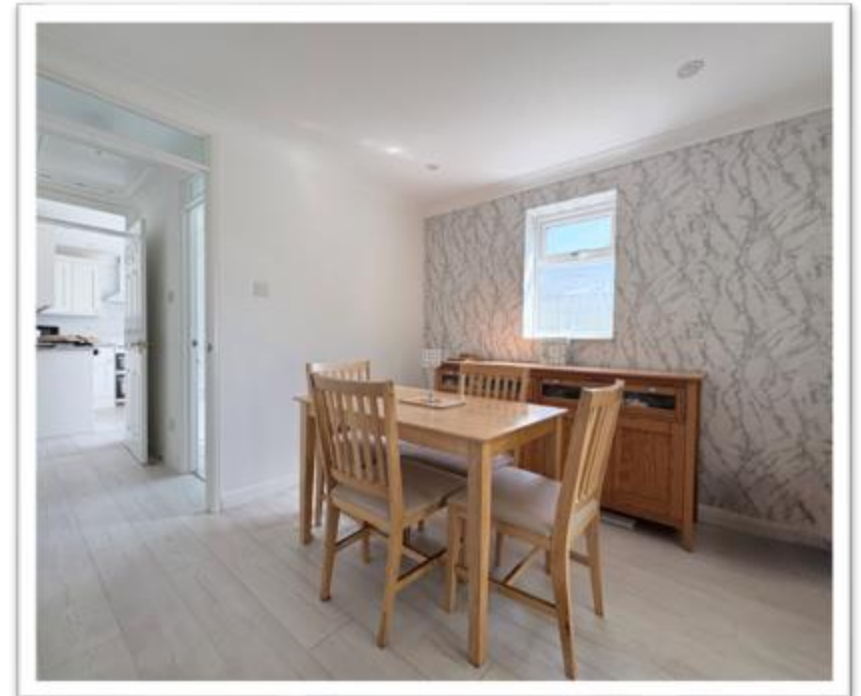
This stylish and immaculately presented modern shower room has been upgraded within the last three years to offer a sleek, low-maintenance finish throughout. The three-piece suite comprises a corner glass shower enclosure featuring a modern chrome rainfall shower head, concealed controls, and separate handheld shower attachment. A contemporary ceramic hand basin set above a white storage unit with a single-lever chrome mixer tap and a modern back to wall dual-flush toilet. There are also a chrome heated towel rail, a mirrored wall cabinet and a further glass shelf for extra storage. The room is fully tiled from floor to ceiling in elegant marble-effect white metro tiles. While the floor is finished with wood-effect grey tiles.

Hallway

A handy storage cupboard is accessible from the internal hallway, which is bright and fitted with practical laminate flooring to match the kitchen and the dining room.

Conservatory - 3.67m x 2.85m (12'0" x 9'4")

An excellent addition to the living accommodation, this semi-circular sun room/conservatory benefits significantly from an insulated solid roof system. Constructed in brick and full-height wrap-around uPVC double-glazed windows fitted throughout with tailored vertical blinds, this room offers views of the garden while maintaining privacy and light control. Complemented by durable tiled flooring throughout and equipped with a central heating wall-mounted radiator and multiple electrical power points, ensuring total usability there is ample space to accommodate a full conservatory furniture suite.



Bedroom

This exceptionally spacious master bedroom offers a tranquil and comfortable retreat with an abundance of built-in storage solutions. Benefiting from an extensive suite of cream-finished fitted wardrobes and over-bed storage. There is space to easily accommodate a double or king-size bed. The chest of drawer and dressing unit are also part of the fitted furniture suite. Neutrally styled with decorative ceiling coving, and plush, light-toned fitted carpeting throughout. The room features a stylish sliding door granting access directly to the garden, with tailored vertical blinds offering privacy.

Garage

The property benefits from a detached single brick and tile garage with up and over door.

Tenure - Freehold property

Council Tax Band - B

Utilities - all connected to mains, FTTP Broadband

EPC - D

Freehold property of traditional brick and tile construction.

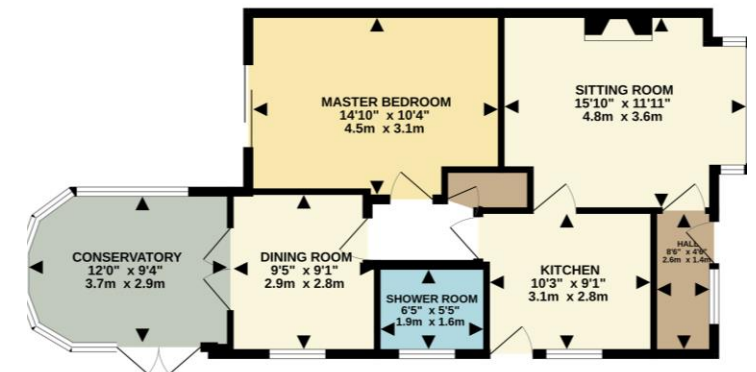
AML - HMRC is a supervisory body for money laundering regulations, of which all estate agents need to be registered with. As part of this, there are multiple requirements that agents must rigorously and consistently meet to ensure they stay compliant with the regulations and protect their clients. To do this, we use an electronic identity verification service, approved by the Government as part of the Digital Identity and Attributes Trust Framework (DIATF). This method and the process we follow to ensure compliance for your transaction come with significant time, financial and legal implications hence a portion of this is passed on to our clients. We elected for the electronic verification process due to the speed, certainty, and accuracy it delivers. This helps us to protect all our client's interests by using the most advanced verification process to help prevent the impacts of money laundering alongside our internal manual policies and procedures while staying compliant with HMRC. This is why there is a charge of £25+VAT for this legally required service.

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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