



Sorrel Drive, Kingston upon Hull
Guide price £250,000





KEY FEATURES

- Detached Property
- Three Bedrooms
- Garage & Driveway
- Private South Facing Garden
- Ground Floor W.C.
- Solar Panels
- Large Kitchen Diner
- Laundry Room
- Conservatory
- Ensuite Bathroom
- EPC rating B



DESCRIPTION

This beautifully presented three-bedroom detached family home offers spacious and versatile accommodation, complemented by modern energy-efficient features, including solar panels, making it an ideal choice for growing families.

You are greeted into the property through a bright & airy hallway which leads into a stylish & welcoming sitting room, having been recently redecorated this inviting room benefits from a large bay window that floods the room with natural daylight & a feature fireplace with a contemporary log burning stove creates an attractive focal point.

Leading from the sitting room is a generously sized open-plan kitchen dining room, providing the perfect setting for everyday family life & for entertaining. Laid to wood-effect vinyl flooring & offering a large range of cream, high-gloss wall and base units with contrasting stone-effect work surfaces atop. There are several integrated appliances including a fan-assisted electric oven & an integrated microwave oven both at high-level. There is a four-ring gas hob with extraction over, a dual-bowl stainless steel sink, a large breakfast bar & recessed spot downlights. There is a spacious dining area with double French doors leading out to the conservatory.

A separate laundry room is conveniently located off the kitchen, it offers space for laundry machines & there is additional storage within stylish, high-gloss, Dove Grey wall units. Leading from this is a beautifully decorated Ground floor W.C, offering a close-coupled toilet, a wall-mounted wash basin, extraction & an obscured window out to the garden.

The kitchen flows through double French doors into a spacious sun room, creating an additional reception area offering wonderful views over the generous, South-facing rear garden.

Up to first floor & there are three well-proportioned bedrooms & two bathrooms. The principal bedroom features fitted wardrobes & a newly fitted, contemporary ensuite shower room complete with a concealed W.C, a wash basin set within a storage unit, a heated towel rail & a mirrored vanity cupboard.

Bedroom No. 2 is to the rear of the property & overlooks the rear garden, benefiting from stylish fitted wardrobes this is a generous double bedroom.

Bedroom No. 3 is also to the rear of the property, flooded in natural daylight, beautifully decorated & laid to wooden flooring, this bedroom also benefits from a range of fitted wardrobes.

There is a stylish & recently refurbished family bathroom featuring a panelled bath with thermostatic shower over, a wall unit incorporates a large wash basin & concealed W.C, there is a heated towel rail and an obscured window making the room bright & welcoming.

Outside & to the rear of property is a large South-facing garden providing ample space for children to play, outdoor entertaining & offering the opportunity for further landscaping. The garden is designed as low maintenance, it is mainly laid to lawn with gravelled borders & there are decked & paved seating areas. The property also boasts a sizeable workshop to the rear, fitted with power & lighting & doors accessing the front & rear, perfect for the DIY'er!



To the front of the property is a gravelled garden & a block-paved driveway leading to the garage, this is a low-maintenance garden offering off-road parking for several vehicles. The integral garage is accessed by a powered roller-shutter door, the Garage houses the Solar Panel control equipment & newly upgraded electrical system, it also benefits from power & lighting.

A Solar panel array is fitted to the roof of the property & is owned outright by the current vendors, this system dramatically improves the energy efficiency of the property & helps reduce the ongoing running costs.

Combining generous living accommodation, stylish decor & excellent outdoor space, this superb family home presents a fantastic opportunity for those seeking a property that is ready to move straight into.

To the front of the property is a gravelled garden & a block-paved driveway leading to the garage, this is a low-maintenance garden offering off-road parking for several vehicles. The integral garage is accessed by a powered roller-shutter door, the Garage houses the Solar Panel control equipment & newly upgraded electrical system, it also benefits from power & lighting.

A Solar panel array is fitted to the roof of the property & is owned outright by the current vendors, this system dramatically improves the energy efficiency of the property & helps reduce the ongoing running costs.

Combining generous living accommodation, stylish decor & excellent outdoor space, this superb family home presents a fantastic opportunity for those seeking a property that is ready to move straight into.



PARTICULARS OF SALE

Entrance Hallway

2.45m x 1.33m (8'0" x 4'5")

A bright & welcoming hallway laid to tile flooring, a carpeted staircases leads to the first-floor accommodation & there is a stylish tower radiator.

Sitting Room

4.82m x 3.51m (15'10" x 11'6")

Featuring a striking sandstone fireplace with a contemporary log burning stove, there is a large bay window to the front elevation, the room is laid to carpet & there is a central heating radiator.

Kitchen Diner

5.58m x 2.88m (18'4" x 9'5")

Laid to wood-effect vinyl flooring and fitted with a range of cream wall and base units with contrasting work surfaces. Integrated appliances include a fan-assisted electric oven, integrated microwave & four-ring gas hob with extraction over. There is a large breakfast bar & a separate dining area.

Laundry Room

1.4m x 1.28m (4'7" x 4'2")

Located directly off the kitchen, laid to Wood-effect vinyl flooring & fitted with wall units for additional storage. Space is provided for laundry machines & a half-glazed uPVC door provides access to the rear garden.

Ground Floor W.C.

1.28m x 1.17m (4'2" x 3'10")

Located off the laundry room, laid to wood-effect vinyl flooring & offering a two-piece suite in White comprising of a close-coupled W.C & wall-mounted wash basin. There is a heated towel rail, extraction & an obscured window to the rear elevation.

Sunroom

4.51m x 3.2m (14'10" x 10'6")

A generous conservatory offering power & lighting & a central heating radiator. Accessed by double French doors from the kitchen diner & further double French doors leading out to the rear patio.

Central Landing

1.97m x 1.57m (6'6" x 5'2")

Laid to carpet & providing access to all first floor rooms & a hatch to the loft storage area.

Bedroom No. 1

3.79m x 3.53m (12'5" x 11'7")

A generous principal suite, recently decorated & fitted with stylish Sliderobes. Laid to wood-effect laminate flooring, benefitting from an ensuite bathroom & central heating radiator.

Ensuite Bathroom

1.74m x 1.54m (5'8" x 5'1")

Having been recently & fully refurbished, there is a dual-head thermostatic shower, a heated towel rail, an enclosed W.C & a large wash basin sat within a storage unit. Wall boarding & tiling to the floor provide a practical, waterproof finish & there is extraction.



Bedroom No. 2

4.34m x 2.41m (14'2" x 7'11")

A spacious double bedroom laid to wood-effect laminate flooring, there are fitted wardrobes, a picture window offering views over the rear garden & a central heating radiator.

Bedroom No. 3

2.86m x 2.44m (9'5" x 8'0")

A generous single bedroom to the rear of the property, laid to carpet & hosting fitted Sliderobes. There is a picture window offering views over the rear garden & a central heating radiator.

Family Bathroom

2.12m x 2.1m (7'0" x 6'11")

Also having been recently & fully refurbished, this bathroom offers a vanity unit housing a concealed W.C & large wash basin, a panelled bath with a dual-head thermostatic shower over, a heated Chrome towel radiator, fully panelled walls, extraction & an obscured window to the rear elevation.

Integral Garage

5.07m x 2.29m (16'7" x 7'6")

Accessed via a powered roller door, benefitting from power & lighting.

Workshop

5.15m x 4.31m (16'11" x 14'1")

A timber building to the side of the property, fitted with power and lighting & with doors to the front & rear elevation.

Outside Front

To the front of the property is a block-paved driveway leading to the garage, the garden is fully gravelled providing off-road parking & there is a uPVC pedestrian gate leading to the rear garden.

Outside Rear

To the rear of the property is a generous, South-facing, private garden, mainly laid to lawn & gravel & offering paved & decked seating areas.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: D

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

		 Approximate total area⁽¹⁾ 124.1 m² 1336 ft² (1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360
Floor 0 Building 1		
		
Floor 1 Building 1		
		
Floor 0 Building 2		

