



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 4 Navigation Way, Hull, HU9 1SW £270,000

EXTENDED FOUR-BEDROOM SEMI-DETACHED CORNER-PLOT FAMILY HOME IN VICTORIA DOCK WITH ADDITIONAL BEDROOM AND EN-SUITE, THREE RECEPTION SPACES, SOUTH-FACING GARDEN, AND OFF-STREET PARKING—OFFERING FLEXIBLE MODERN FAMILY LIVING.

Nestled in the desirable area of Navigation Way, Hull, this exceptional extended four-bedroom semi-detached home is a true gem for those seeking a spacious family residence. Set on a large corner plot, the property features a delightful south-facing garden, perfect for soaking up the sun and enjoying outdoor activities.

Upon entering, you are welcomed by a charming hallway that leads to three well-proportioned reception rooms, including a comfortable lounge, a versatile sitting room, and a bright conservatory. A notable feature of this home is the side extension, which allows for an additional bedroom complete with an en-suite bathroom, as well as a generously sized sitting room, enhancing the living space and providing flexibility for family life. The heart of the home is undoubtedly the dining kitchen, which offers ample space for family meals and entertaining guests. Additionally, a convenient downstairs WC enhances the practicality of the layout. The first floor features four generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, making this home ideal for families of all sizes.

Further advantages include off-street parking, gas central heating, and UPVC double glazing, ensuring a warm and energy-efficient living environment. The property is situated in the highly sought-after Victoria Dock area, known for its excellent transport links to Hull City Centre, where a wealth of retail, leisure, and dining options await. This property is perfect for up-sizers and families alike, offering both space and convenience in a vibrant community. Viewing is highly recommended to fully appreciate all that this exceptional 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 "B"

### **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.

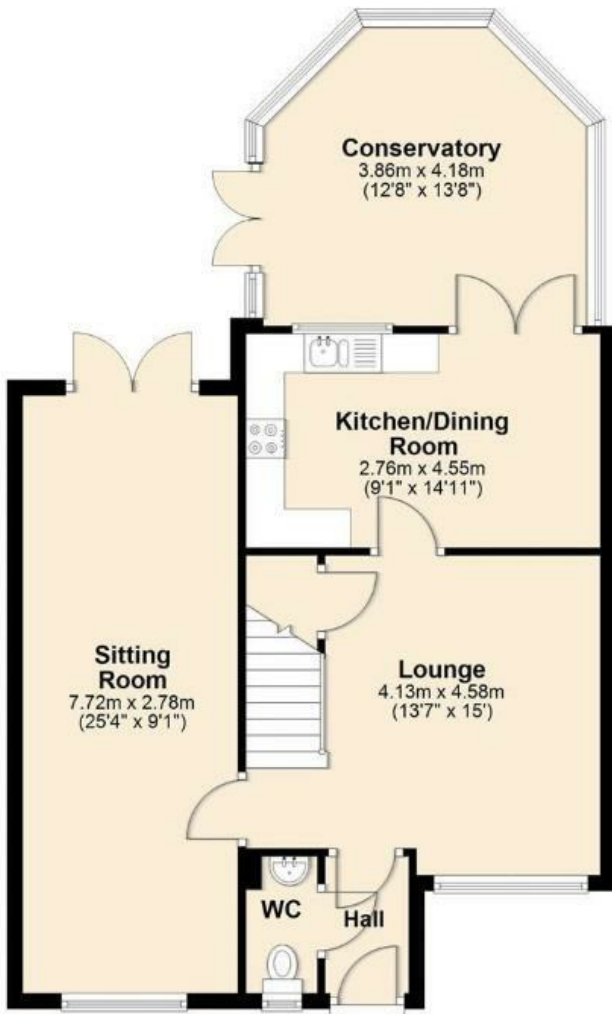
### **TENURE**

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

### **VIEWINGS**

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

## Ground Floor



## First Floor



Energy Efficiency Rating	
Current	Potential
	81
71	

Very energy efficient - lower running costs

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

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

(82 plus) **A**

(81-81) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

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