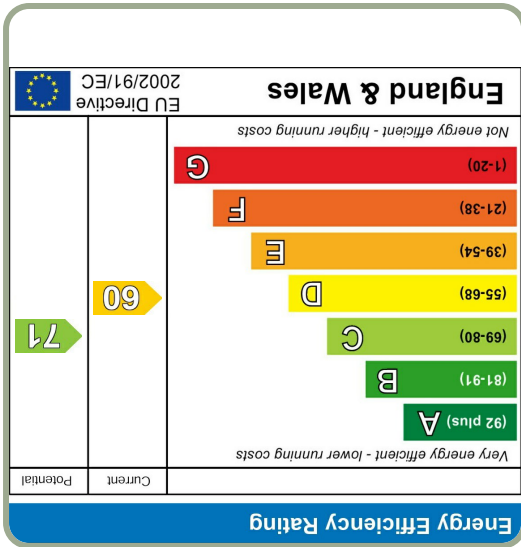


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

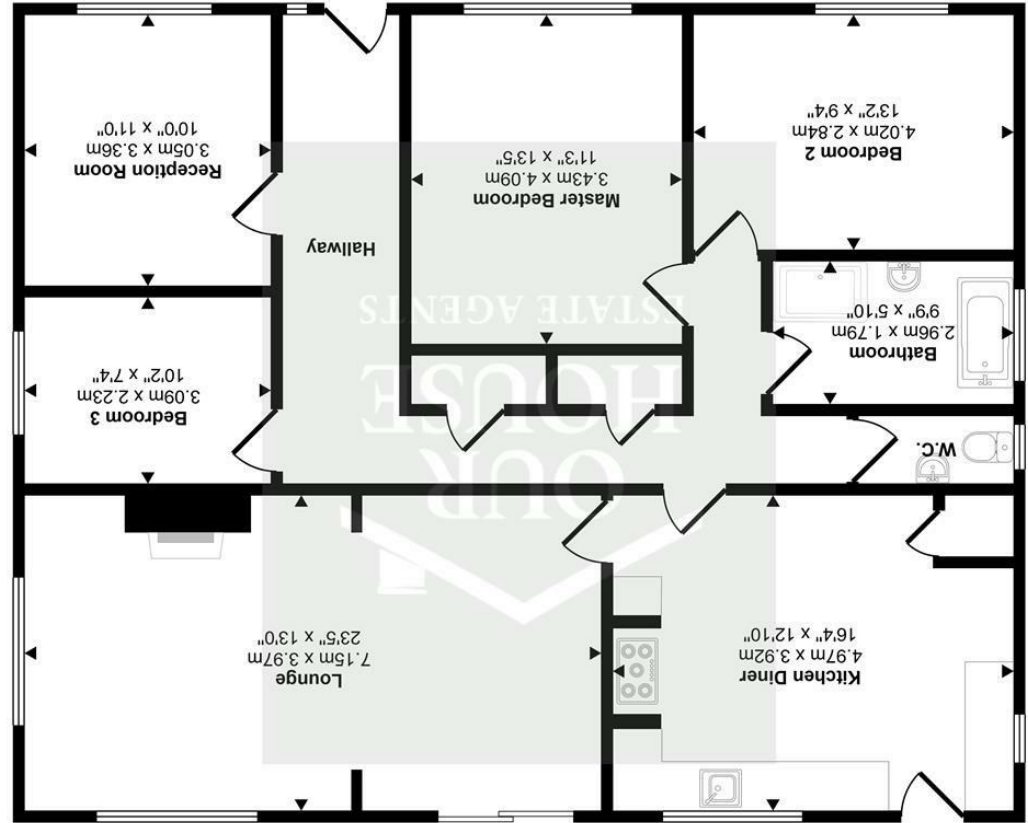
Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

## Viewing



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Floorplan



## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
T. 01964 532121 | E. office@ourhouseestateagents.co.uk



3 Cedar Grove, Hull, HU11 4QH  
£220,000





• Substantial True Bungalow • Detached • Off street parking • Village location • 4 bedrooms • NO CHAIN

Located in the village of Aldbrough, this well-proportioned four-bedroom detached bungalow occupies a generous plot and offers flexible single-level living with plenty of space both inside and out.

The accommodation includes a spacious through lounge diner, providing a light and comfortable setting for both everyday living and entertaining, alongside a fitted kitchen with a range of units and workspace. There are four bedrooms, offering versatility for family living, guest accommodation or home working, together with a bathroom and a separate W.C for added convenience.

Externally, the property stands on a good-sized plot, with a lawned rear garden offering space for outdoor seating, gardening or general family use. To the front, a driveway provides off-street parking and leads to a garage, adding further practicality.

Offering a good balance of internal space and outdoor areas, this property presents a great opportunity for a range of buyers seeking a well-sized home in a village setting.

EPC: D  
Council Tax: D  
Tenure: Freehold

Bedroom 2  
13'0" x 9'4"  
Carpeted with front facing window, Coving ceiling and radiator.

Bedroom 3  
11'4" x 10'4"  
Carpeted with front facing window, Coving ceiling and radiator.

Bedroom 4  
10'4" x 7'6"  
Carpeted with side facing window and radiator.

Bathroom  
9'7" x 5'10"  
Side-facing window. The bathroom is fitted with a hand wash basin with storage beneath, a panelled bath, and a step-in shower. Additional features include a heated towel rail, tiled flooring, fully tiled walls, and an extractor fan.

Separate WC  
6'3" x 2'9"  
Side facing window, W.C, Hand wash basin, Tiled walls and floor with coving ceiling.

Rear Garden  
Laid mainly to lawn with fenced boundaries and planted borders.

Garage  
Detached garage with up and over door, Light and power points and a personel door to the side.



Front Garden  
Side driveway with parking for five and two to three at the front of the property.

Entrance Hall  
19'2" x 4'8"  
Entrance door, Two cupboards, Radiator, Coving, Laminated floor and loft access with lights and sockets.

Through Lounge Diner  
23'8" x 12'11"  
Windows facing the side and rear of the property, Patio to garden, Open fireplace with wood surround and tiled hearth, Coving to ceiling, Three radiators and carpeted.

Kitchen Diner  
16'8" x 13'0"  
Side and rear windows, with doors leading to the garden. The kitchen is fitted with a range of wall and base units complemented by work surfaces and a Belfast sink. There is an electric cooker point with space for a range-style oven. Additional features include partly tiled walls, laminate tiled flooring, and a coving ceiling. The room also benefits from an extractor fan, radiator, and a cupboard housing the boiler and hot water tank. There is space for a washing machine, dishwasher, tumble dryer, and an American-style fridge freezer.

Master Bedroom  
13'6" x 11'4"  
Carpeted with front facing window, Coving ceiling and radiator.

Bedroom 2  
13'0" x 9'4"  
Carpeted with front facing window, Coving ceiling and radiator.

Bedroom 3  
11'4" x 10'4"  
Carpeted with front facing window, Coving ceiling and radiator.

Bedroom 4  
10'4" x 7'6"  
Carpeted with side facing window and radiator.

Bathroom  
9'7" x 5'10"  
Side-facing window. The bathroom is fitted with a hand wash basin with storage beneath, a panelled bath, and a step-in shower. Additional features include a heated towel rail, tiled flooring, fully tiled walls, and an extractor fan.

Separate WC  
6'3" x 2'9"  
Side facing window, W.C, Hand wash basin, Tiled walls and floor with coving ceiling.

Rear Garden  
Laid mainly to lawn with fenced boundaries and planted borders.

Garage  
Detached garage with up and over door, Light and power points and a personel door to the side.

