



Winchester Close, Hull, HU9 4TT

Home Estates are delighted to offer to the market this superb semi detached bungalow which is perfectly placed within a highly popular and most sought after residential close. A true bungalow with bright and spacious accommodation all arranged to one level with easy living in mind! this super smart accommodation briefly comprises of an entrance hall, bright and spacious lounge with a tasteful contemporary finish, kitchen with an attractive range of units which are all further complemented with coordinating fixtures and fittings. There are 2 good sized bedrooms and a shower room with a modern 3 piece suite. An appealing addition to the property is a conservatory/sun/garden room. The conservatory provides views and access to the rear garden. The garage is conveniently situated at the head of the drive. Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing throughout. The property is offered to the market with vacant possession on completion and no chain involved. Early viewing is highly recommended!

Key Features

SEMI DETACHED BUNGALOW

2 BEDROOMS

SPACIOUS LOUNGE

CONSERVATORY/SUN ROOM

DRIVE LEADING TO GARAGE

GAS CENTRAL HEATING & DOUBLE
GLAZING

VACANT POSSESSION ON
COMPLETION

EARLY VIEWING HIGHLY
RECOMMENDED

Location

The area is highly popular with a wealth of local amenities all within a convenient proximity to the property. There are busy local shopping centres along the busy neighbouring Holderness Road. The shopping centre has a great choice of high street supermarkets and retail parks. Regular public transport links provide easy access in and out of the city. East Park and the Woodford fitness centre are just a short distance from the property. There is also a health centre incorporating a doctors surgery nearby. For those who enjoy socialising with friends and family there are many well visited and highly popular public houses and family restaurants to choose from. All in all a great place to live!



Property Description

Ground Floor

L Shaped Entrance Hall - Double glazed entrance door.
Built in meter cupboard.
Radiator.
Oak effect panel flooring.
Loft hatch through to the roof void.

Lounge - 16' 4" x 11' 4" (5m x 3.47m) Extremes to extremes.
Double glazed and leaded window with aspect over the front garden area.
Fireplace with marble effect back and hearth housing a coal effect electric fire.
Radiator.
Coving.
Oak effect panel flooring.

Kitchen - 10' 11" x 8' 8" (3.35m x 2.66m) Double glazed and leaded window with aspect over the rear garden area.
Range of matching base, drawer and wall mounted units with matching glazed display cabinets.
Brushed steel effect handle detail.
Coordinating roll edged laminate work surface housing a 1 1/2 bowl ceramic sink unit with a swan neck mixer tap over and a tiled splash back surround.
A further work surface houses a hob, extractor fan over and a tiled splash back surround.
There is also a matching housing for a double oven.
Plumbing for automatic washing machine.
Floor standing gas central heating boiler.
Radiator.
Recessed down lighting.
Coving.
Ceramic tiled flooring.

Bedroom 1 - 10' 5" x 9' 1" (3.2m x 2.77m) Extremes to extremes.
Double glazed and leaded window with aspect through to the conservatory and to the rear garden.



Built in wardrobes with shelves and hanging space.
Matching over bed storage units.
Open display shelving.
Bedside cabinet.
Radiator.
Laminate flooring.

Bedroom 2 - 8' 8" x 7' 11" (2.65m x 2.43m) Extremes to extremes.
Double glazed and leaded window with aspect over the rear garden area.
Radiator.
Laminate flooring.



Shower Room - With a triple walk in shower enclosure, built in vanity wash hand basin with storage space beneath and low flush WC.
The shower enclosure has high gloss easy clean surfaces.
Fixed shower screen.
Contrasting tiled surround.
Double glazed and leaded opaque window.
Extractor fan.
Radiator.
Laminate flooring.



Conservatory - 13' 11" x 9' 5" (4.25m x 2.89m) Extremes to extremes.
Extends through from the main kitchen area and is partially brick built.
Double glazed windows and double glazed french doors providing views and access to the rear garden area.
High level privacy screen window.
Wall light points.
Radiators.
Tiled effect laminate flooring.



Exterior

Outside - There is a drive that extends along the side elevation and extends through to the garage. The garage has up and over door, power and light. The rear garden area has been paved for ease of maintenance and further to create an enclosed patio seating area with a gardeners shed inset. The garden is enclosed with a high level timber perimeter and boundary fence. There is a further access gate which leads to the drive and front garden area.
The front garden area has been laid with fine stone pebble chippings for ease of maintenance with well stocked flower and shrub borders housing numerous established plants, flowers and shrubs.

Council tax band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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