



11 Rowton Drive, Hull, HU11 5DZ  
£245.000



\*\* CHAIN FREE \*\*

This attractive home offers well-planned accommodation across two floors, perfect for family living. The ground floor comprises a welcoming lounge, a modern kitchen diner with adjoining utility room, and French doors leading out to the rear patio and garden. A single bedroom, ideal as a third bedroom or study, and a contemporary bathroom are also located on the ground floor.

Upstairs, there are two further bedrooms, including a generous master complete with en-suite shower room, alongside a well-sized second bedroom.

Outside, the property enjoys a west-facing garden with an open outlook over neighbouring fields — the perfect spot to relax and unwind. A side drive provides convenient off-street parking.

EPC: B

Council Tax: C

Tenure: Freehold

#### Front Garden

Driveway with parking for 2.

#### Entrance Hall

Entrance door to side, with under stairs cupboard. Carpeted with radiator.

#### Lounge

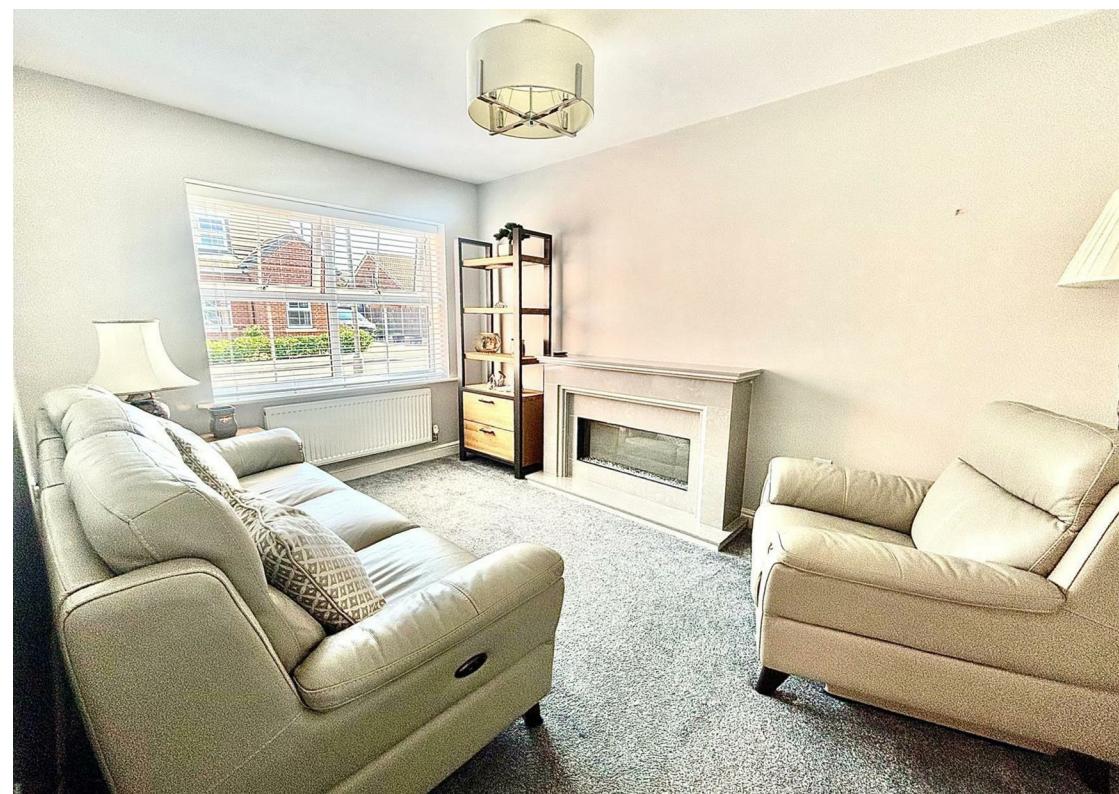
13'6" x 9'3" (4.13 x 2.83)

Window to the front. Modern electric fireplace, carpet and radiator.

#### Ground Floor Bathroom

9'4" x 6'0" (2.86 x 1.84 )

W.C, hand wash basin, panelled bath with shower over. Part tiled walls, extractor fan and radiator with vinyl flooring.





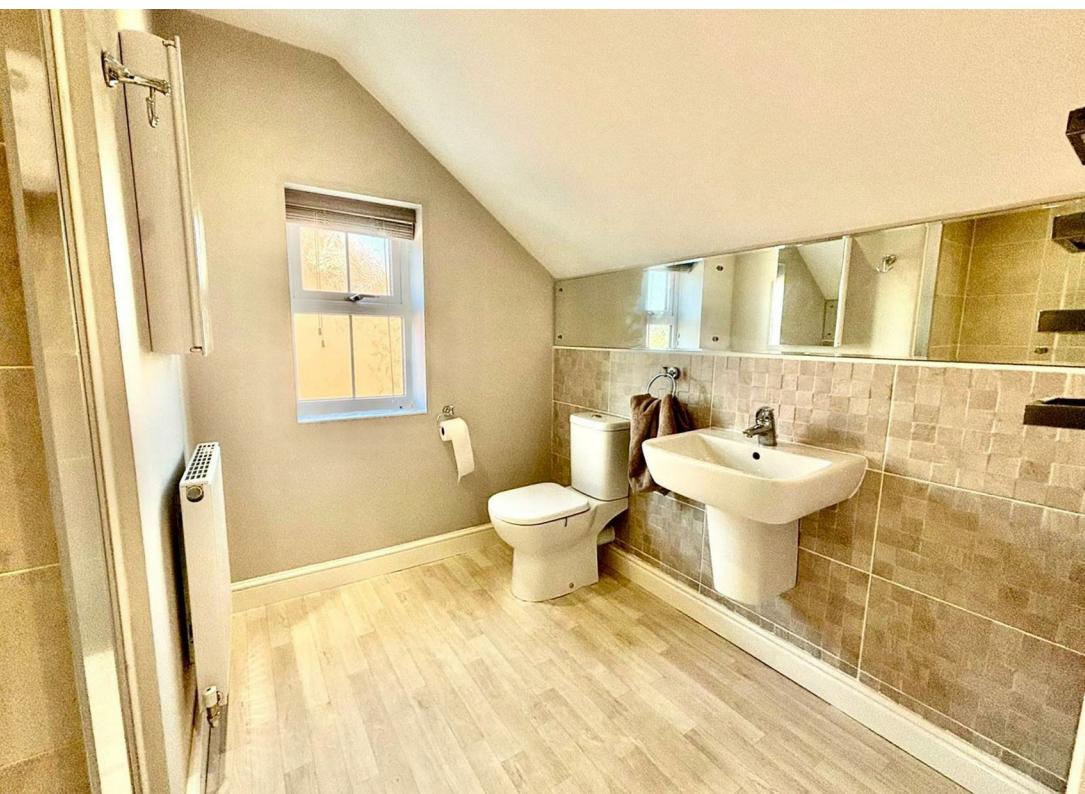
**Kitchen Diner**  
16'8" x 11'8" (5.1 x 3.58)  
Wide French doors to patio, a range of fitted wall and base units with complimentary work surfaces, gas Hob with built in electric double oven, 1 1/2 composite Bowl sink. Built in fridge freezer, part tiled walls, vinyl flooring, extractor fan and radiator.



**Utility**  
6'3" x 4'3" (1.91 x 1.31)  
Work surfaces, space for dryer and washing machine. Part tiled walls, radiator and vinyl flooring.

**First Floor Landing**  
Window to the side. Carpeted with radiator.

**Master Bedroom**  
15'4" x 9'3" (4.68 x 2.83)  
Dormer window to front, built in wardrobes, carpeted with radiator.



**En-Suite**  
8'3" x 7'2" (2.53 x 2.2)  
Window to the side, W.C, hand wash basin, and step in shower. Finished with vinyl flooring and radiator.

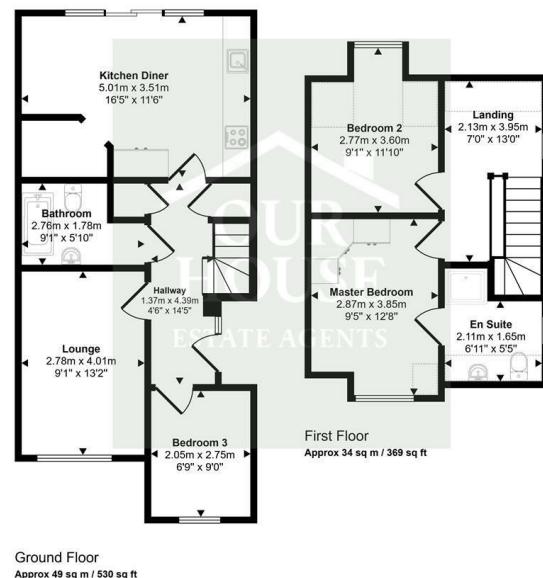
**Bedroom 2**  
12'1" x 9'3" (3.7 x 2.83 )  
Dormer window to the rear. Carpet and Radiator.

**Bedroom 3**  
9'3" x 6'10" (2.84 x 2.1)  
Window to the front. Carpeted with radiator.



**Rear Garden**  
Laid mainly to lawn, paved patio area, with fenced boundaries very peaceful with summer house and open fields to the rear.

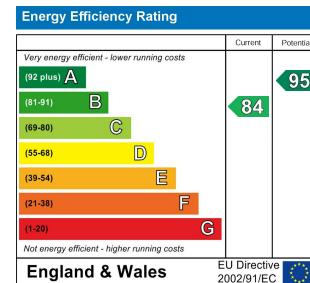
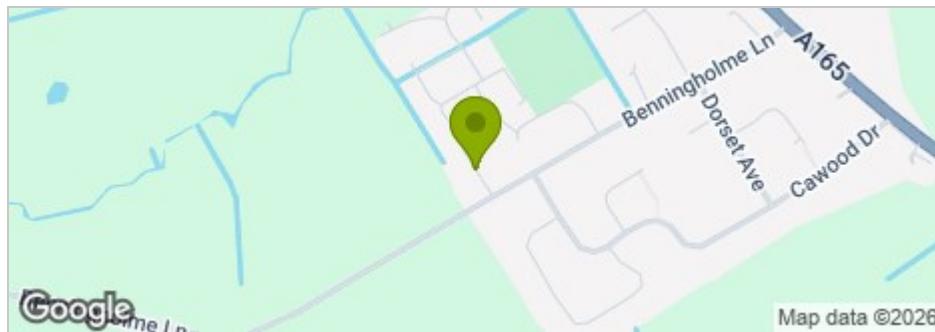
Approx Gross Internal Area  
84 sq m / 899 sq ft



Ground Floor  
Approx 49 sq m / 530 sq ft

Denotes head height below 1.5m

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 Make Snappy 360.



## Viewing

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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL  
T. 01964 532121 | E. [office@ourhouseestateagents.co.uk](mailto:office@ourhouseestateagents.co.uk)