SYMONDS + GREENHAM

Estate and Letting Agents









9 Greens Lane, Hull, HU7 5XT
£425,000

Situated on Greens Lane in the charming village of Wawne, this beautifully presented four bedroom detached property offers a fantastic family home which has been thoughtfully extended and styled throughout. The owners have done a wonderful job creating a warm and welcoming home, with a particularly impressive kitchen extension that really makes the property stand out. Wawne itself is a picturesque village offering a peaceful, semi rural setting whilst being just a short distance from Kingswood and its excellent range of shops, restaurants and amenities, as well as being conveniently placed for the historic market town of Beverley.

The accommodation comprises an entrance hallway, a stylish living room with a log burner creating a cosy focal point, and a beautiful open plan kitchen, dining and living space which really is the heart of the home. Featuring roof lanterns and bifold doors overlooking the garden, it's a fantastic space for everyday family life and entertaining. There is also a useful utility room, an additional reception room overlooking the garden, a downstairs WC and a versatile study currently used as a bedroom, along with a garage. Upstairs, a spacious landing leads to four well presented bedrooms and a stylish family bathroom.

Outside, the property enjoys a gorgeous south facing rear garden with plenty of space to relax and enjoy the sunshine. There's a generous raised decking area alongside a covered seating space with an outdoor kitchen and BBQ area, making it a great spot for spending time with family and friends. To the front, a generous driveway provides ample off street parking alongside a lawned garden. A beautifully finished home offering plenty of space both inside and out in a delightful village location.

BOOK YOUR VIEWING NOW!

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 D.

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.

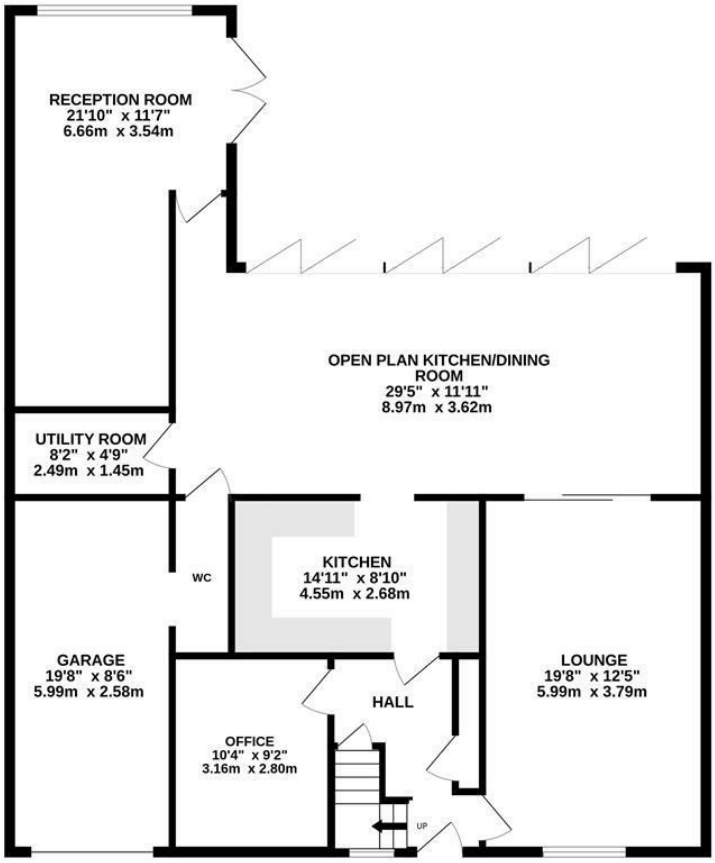
DOUBLE GLAZING
The property has the benefit of double glazing.

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.

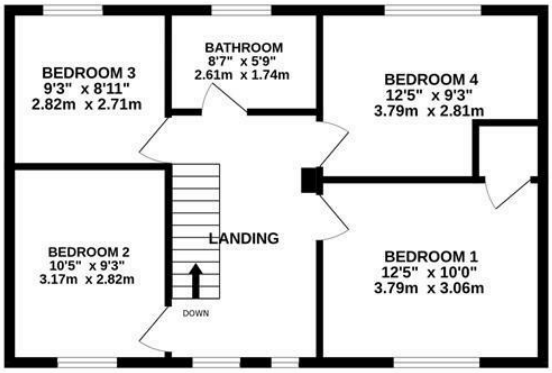
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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

GROUND FLOOR
1440 sq.ft. (133.8 sq.m.) approx.

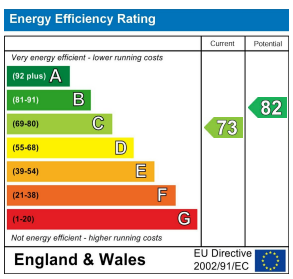


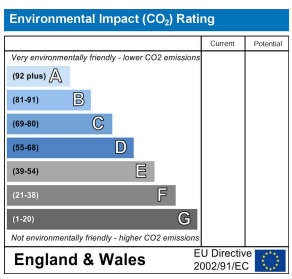
1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.

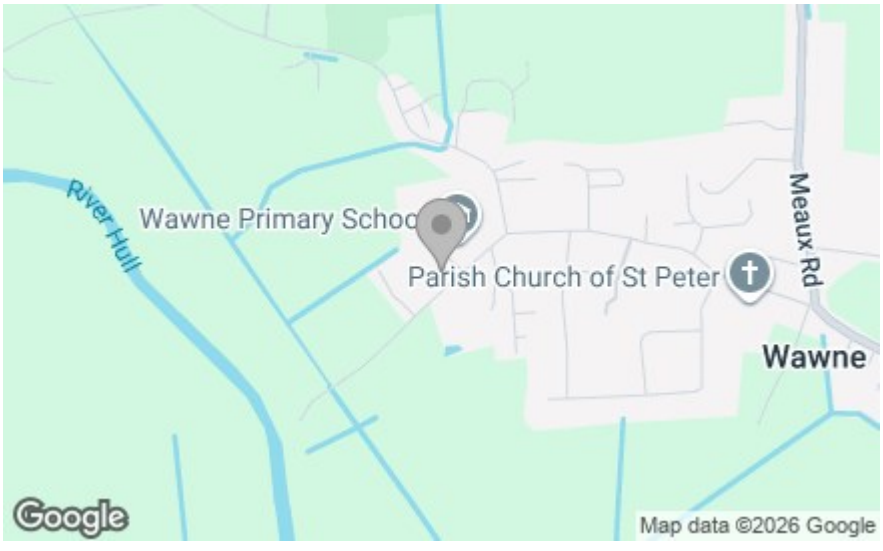


TOTAL FLOOR AREA : 2048 sq.ft. (190.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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