



Mulberry Grove

Hull, HU10 6FG

- Four Bedroom Detached Home
- Downstairs WC
- Fantastic Location
- Garage & Driveway with EV Charger
- Quiet Residential Area
- Stunning Open-Plan Kitchen / Diner
- Separate Utility Room
- Solar Panels
- Close to Local Amenities
- Viewing Highly Recommended

Asking price £430,000





An immaculate four-bedroom detached family home, beautifully presented throughout, set within a sought-after modern development in the ever-popular village of Willerby.

Finished to an exceptional standard, this stunning property offers stylish, contemporary living with high-quality fixtures and fittings evident in every room. The ground floor provides a welcoming entrance hall, spacious lounge, and an impressive open-plan kitchen/dining area designed for modern family life, complete with integrated appliances and French doors opening onto the rear garden. A cloakroom/WC and practical utility space complete the layout.

To the first floor are four generously proportioned bedrooms, including a superb principal bedroom with en-suite facilities, alongside a sleek, modern family bathroom.

Externally, the property benefits from a well-maintained private rear garden, ideal for entertaining, along with a driveway with an electric vehicle charging port and garage providing ample off-street parking.

Located on a desirable new-build estate, the home enjoys excellent access to local amenities, reputable schools, and transport links into Hull and the surrounding villages. The community atmosphere of Willerby adds to the appeal, offering a welcoming environment for residents.. Immaculately kept and truly gorgeous throughout, this turnkey property is perfectly suited to families and professionals alike.

Early viewing is highly recommended!!



Lounge

20'8" x 10'8"

The lounge is a generously sized and welcoming space, complete with soft carpeting and multiple windows that allow daylight to fill the room. Traditional style chandeliers add a touch of elegance, while the neutral décor provides a versatile backdrop for a variety of furniture arrangements.

Dining Area

10'0" x 16'10"

The dining area extends from the kitchen, forming part of an open plan space that comfortably accommodates a dining table. French doors open out onto the rear garden, allowing for plenty of natural light and easy access to the outdoors. The tiled flooring unites the kitchen and dining areas, creating a cohesive feel throughout.

Kitchen

12'8" x 11'6"

This stylish and contemporary kitchen is bright and spacious, featuring a U-shaped layout with ample work surfaces and shaker-style cabinets in a soft grey tone. Integrated appliances include two ovens and induction hob, and two large windows flood the space with natural light. The kitchen seamlessly flows into the dining area, creating a sociable and open space, enhanced by the neutral tiled floor that continues throughout.

Utility Room

The utility room is designed for convenience, equipped with space for washer and dryer units neatly positioned under a durable work surface. The room benefits from a practical tiled floor and a door that leads directly outside, allowing easy access and ventilation. A wall-mounted boiler is also installed, efficiently tucked away to maximise space.

Downstairs WC

This stylish WC has been finished with a modern touch, featuring a contemporary wall-mounted toilet and a compact vanity unit with a sleek basin. Neutral tiling extends halfway up the walls, complementing the light flooring and bright white upper walls, creating a fresh and inviting space. With door leading to a useful storage cupboard / cloakroom.

Bedroom 1

11'9" x 10'4"

Cosy and stylish main bedroom with soft carpeting and a large window that provides natural light. This room benefits from a contemporary en-suite bathroom fitted with a shower cubicle, a wall-mounted toilet, and a pedestal basin, all finished with elegant tiling.

Bedroom 2

9'5" x 9'6"

Great sized second bedroom, offering a bright and comfortable space with neutral decor and carpeting; with a large window looking out onto the surrounding area.

Bedroom 3

8'3" x 10'0"

Well-proportioned room that is carpeted for comfort. Two windows provide natural light, and the neutral colour scheme allows for a variety of furnishing styles. The room is suitable for use as a guest bedroom or a study if preferred.

Bedroom 4

7'1" x 9'8"

Good sized room with neutral decor and carpeting, currently used as a dressing room, this space has ample options for use, such as a child's bedroom or a home office. It benefits from natural light through a window and is located near the family bathroom.

Bathroom

5'5" x 9'3"

This family bathroom has been fitted with modern fixtures including a bathtub with showerhead, a wall-mounted toilet, and a pedestal basin. Light-coloured tiling on the walls and floor gives a clean and contemporary feel, complemented by a frosted window that provides privacy and invites natural light into the space.

Rear Garden

The garden is a delightful outdoor space enclosed by a wooden fence, providing privacy and security. It has a neatly maintained lawn with a paved patio area, perfect for relaxing or entertaining. The garden backs onto a green space, adding to the sense of tranquillity and openness. There is a side gate providing access to the driveway.

External

The front exterior showcases a charming brick façade with multiple windows and a central entrance porch. The driveway provides parking space, leading to a detached garage with ample room for a vehicle and storage, along with an electric vehicle charger. The property is bordered by neat landscaped beds and fencing, giving a welcoming and well-maintained appearance.

Garage

9'10" x 20'3"

The garage is a detached structure offering a practical space for vehicle parking and additional storage. It has a wide up and over door for easy access and sufficient room to accommodate a vehicle or other household items.

Additional Information

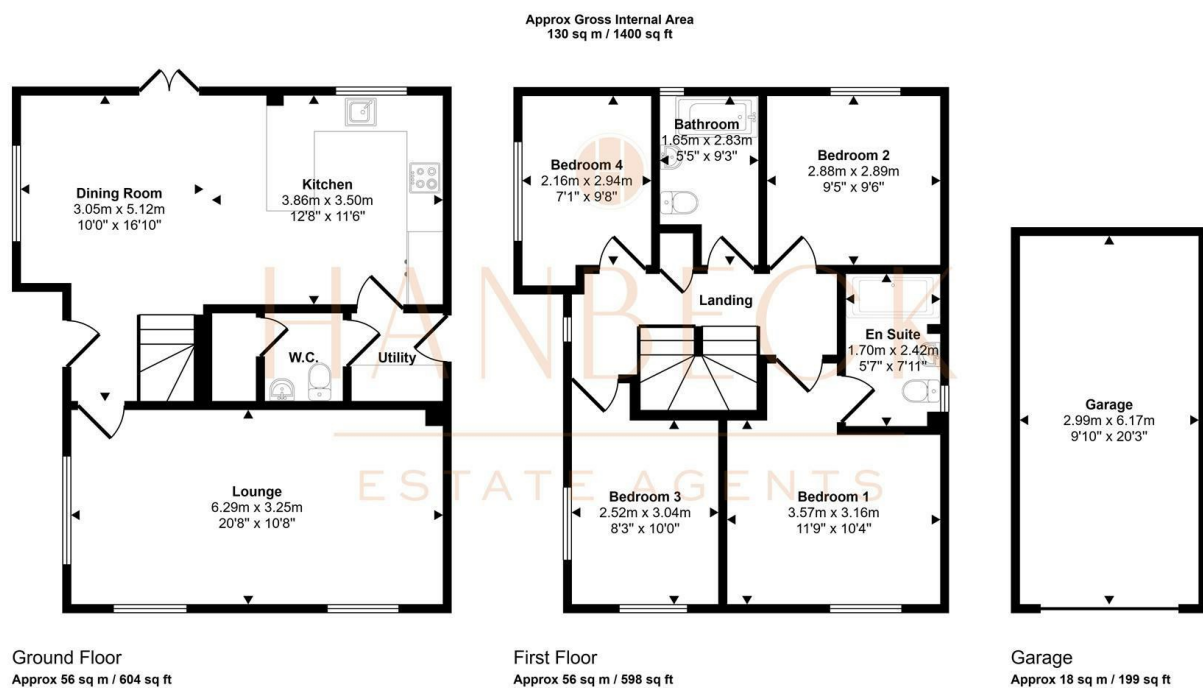
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - E
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy



Local Authority **East Riding Council**
Council Tax Band **E**
EPC Rating **B**



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.



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