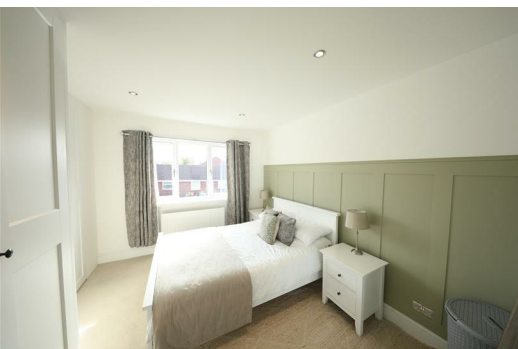




SYMONDS + GREENHAM

Estate and Letting Agents



66 Evergreen Drive, Hull, HU6 7YD

Offers over £200,000

Welcome to Evergreen Drive, Hull - a charming location for this beautifully extended three-bedroom semi-detached house. Situated in a quiet cul de sac, this property offers a perfect retreat for families or those seeking a peaceful abode.

As you step inside, you'll be greeted by a stunning open plan kitchen diner, complete with a central island - ideal for hosting gatherings or simply enjoying a cozy meal with loved ones. The layout of this home is thoughtfully designed to create a warm and inviting atmosphere, perfect for creating lasting memories.

With one reception room, three bedrooms, a shower room, and a bathroom, this property is not only spacious but also practical for everyday living. The inclusion of both a shower room and a bathroom ensures convenience for families, providing flexibility for busy mornings or relaxing evenings.

One of the highlights of this property is the lovely sun trap of a rear garden. Whether you're a green thumb looking to cultivate a beautiful garden oasis or simply want a sunny spot to enjoy a cup of tea, this outdoor space offers endless possibilities for relaxation and entertainment.

Don't miss the opportunity to make this house your home - a place where comfort, style, and tranquility come together seamlessly. Book a viewing today and envision the life you could create in this wonderful property on Evergreen Drive.

GROUND FLOOR

PORCH

LOUNGE

11'5 max x 18'11 max (3.48m max x 5.77m max)

An excellent sized reception room with multi fuel log burner, stairs to the first floor and door to the kitchen diner



KITCHEN/DINER

21'11 max x 15'9 max (6.68m max x 4.80m max)

A beautiful open plan living space



KITCHEN

with a range of eye and base level units with complementing work surfaces, space for fridge freezer, Electric oven, induction hob with overhead extractor fan, ceramic sink and drainer unit, integrated dishwasher, integrated washing machine, central island and door to the garage



DINER

with French doors to the rear garden



GARAGE

9'4 max x 9'6 max (2.84m max x 2.90m max)

FIRST FLOOR

LANDING

BEDROOM ONE

9'5 max x 15'1 max (2.87m max x 4.60m max)

An excellent sized double bedroom



BEDROOM TWO

11'6 max x 11'11 max (3.51m max x 3.63m max)

A second good sized double bedroom with fitted wardrobes



BEDROOM THREE

11'5 max x 6'4 max (3.48m max x 1.93m max)



BATHROOM

A modern bathroom with low level WC, vanity hand basin unit, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling



SHOWER ROOM

with low level WC, corner shower cubicle with overhead shower attachment, heated towel rail and tiles from floor to ceiling



OUTSIDE

The rear garden has been beautifully landscaped with areas of lawn and patio with raised beds to the borders and enclosed by timber fencing creating an excellent space to relax or entertain guests



PARKING

The property benefits from an integral garage and a front drive providing off street parking for a number of vehicles



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B

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.

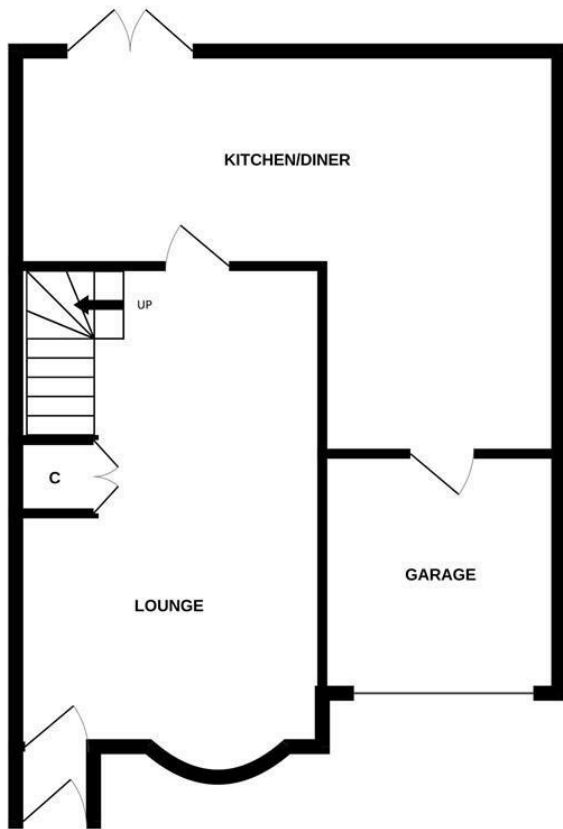
VIEWINGS

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

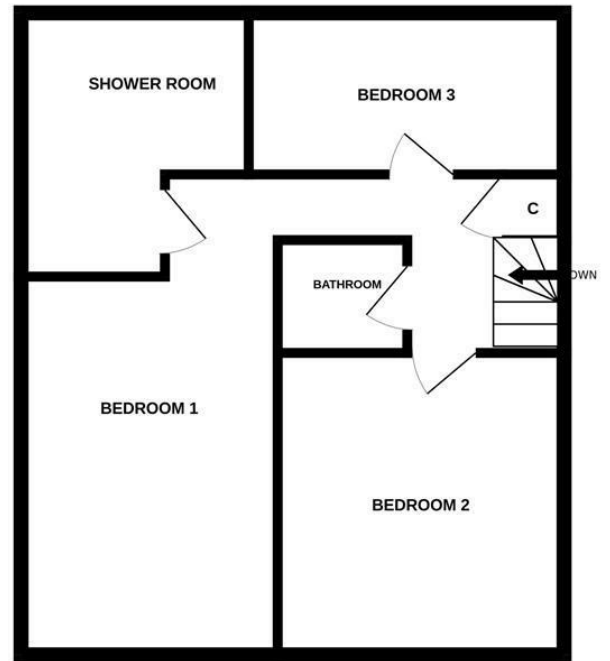
DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

