



Sorrel Drive

Hull, HU5 5GD

- Four Bedrooms
- Two Reception Rooms
- Large Driveway
- Close to Local Amenities
- Popular Residential Location
- Detached Home
- Downstairs WC
- Good Sized Rear Garden
- Great School Catchment Area
- Viewing Absolutely Essential

Asking price £280,000





Situated in a highly sought-after residential location, this gorgeous four-bedroom detached family home on Sorrel Drive offers spacious and beautifully presented accommodation throughout, perfect for modern family living. Finished with lovely decor and a warm, welcoming feel, the property is ready to move straight into.

The ground floor boasts a generous lounge alongside a second reception room, providing flexible living space ideal for families, entertaining, or working from home. A separate dining room creates the perfect setting for family meals and special occasions, while the well-appointed kitchen is complemented by a practical utility room and convenient downstairs WC.

Upstairs, the property offers four well-proportioned bedrooms, including a superb master bedroom benefitting from its own stylish ensuite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the home enjoys a good-sized rear garden, ideal for relaxing, entertaining, or children to play, together with driveway parking and all the advantages of detached living.

Early viewing is highly recommended to fully appreciate the size, presentation, and fantastic location this beautiful family home has to offer.



Entrance Hall

A welcoming entrance hall with stylish decor, providing access to the main living areas and staircase to the first floor.

Lounge

13'0" x 15'6"

The lounge is a bright and comfortable space, featuring a large bay window that fills the room with natural light. It has a neutral colour scheme with subtle patterned wallpaper on one wall and a cosy fireplace as a focal point. The soft carpet underfoot and well-spaced seating create a warm and inviting atmosphere.

Dining Room

8'10" x 10'3"

This dining room offers a charming setting for family meals or entertaining guests. French doors open onto the garden, allowing plenty of daylight to enter and providing easy access to outdoor space. The wallpaper is patterned, complementing the elegant yet homely feel.

Kitchen

8'11" x 10'1"

The kitchen is designed for both style and function, featuring cream shaker-style cabinets contrasted by sleek black worktops. A window above the sink offers natural light and views to the outside. With integrated appliances including oven, hob and extractor hood.

Utility Area

6'5" x 5'3"

A practical space adjoining the kitchen, fitted with additional cupboards for storage and a rear door leading outside, allowing convenient access to the garden or side of the house.

W.C.

Finished with white tiled walls and a marble-effect tiled flooring, this room is fitted with a toilet and a small wash hand basin, along with a heated towel rail, delivering both style and convenience.

Reception Room

8'3" x 15'3"

This versatile reception room is comfortably sized and could serve a variety of uses such as an additional living space or a playroom. It is carpeted and naturally lit through a window, providing a calm and cosy environment.

Bedroom 1

10'11" x 12'11"

A spacious and bright master bedroom with a large window, neutral carpet, and light walls. It includes built-in sliding wardrobes with mirrored doors and enough space for additional bedroom furniture. This bedroom benefits from its own en suite shower room.

En Suite

6'4" x 4'6"

Featuring a white suite with a shower, toilet, and pedestal wash hand basin. The walls are fully tiled and the floor is finished in a dark tile, creating a contemporary and fresh feel.

Bedroom 2

8'4" x 8'1"

A well-proportioned room with fitted sliding wardrobes and a window that brings in natural light. It has light carpeting and pale walls, making it a peaceful space.

Bedroom 3

8'4" x 8'1"

Good-sized third bedroom with soft carpeting and light-coloured walls. It features a window overlooking the garden and simple furnishings that create a cosy feel.

Bedroom 4

9'3" x 7'11"

A neat and well-lit room with light carpeting and neutral walls. It is spacious enough to accommodate bedroom furniture and has a window making the room bright.

Bathroom

6'11" x 5'3"

The family bathroom is fitted with a white bath and shower attachment, wash hand basin, and toilet. The walls are fully tiled in a light neutral colour, and the floor is decorated with complementary tiles, providing a clean and fresh space.

Rear Garden

The rear garden is a well-maintained outdoor space featuring a paved patio area and a decked area to the rear. Bordered by fencing, it is ideal for outdoor activities and family gatherings, with plenty of room for play equipment and garden furniture.

Front Exterior

There is a private driveway to the front of the property and a side gate provides access to the rear garden.

Additional Information

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

Viewings

Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

Free Valuation

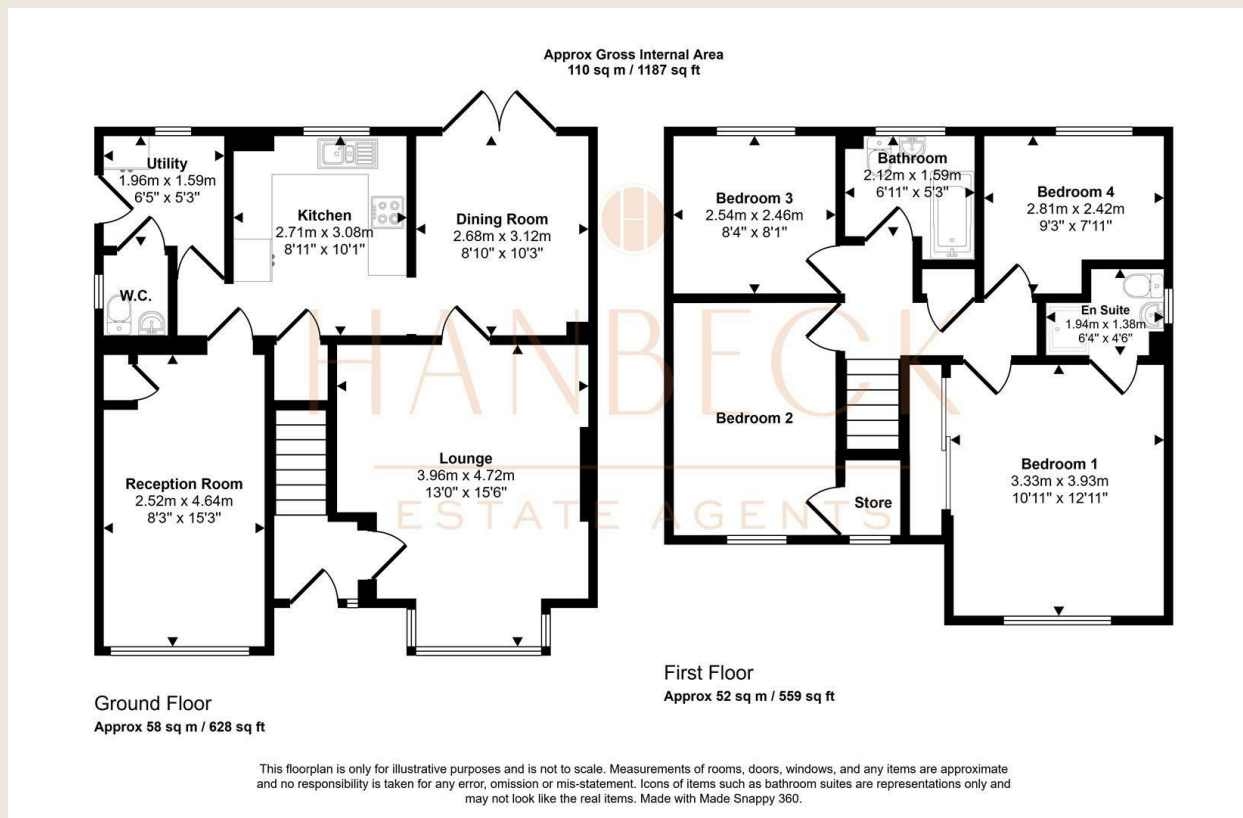
Thinking of selling or letting?

If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations.

Please get in touch and we will arrange a no-obligation property appraisal.



Local Authority **Hull City Council**
Council Tax Band **D**
EPC Rating **C**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.