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Constable Close SPROATLEY, HU11 4XJ

SITUATED IN THE VERY MUCH SOUGHT AFTER VILLAGE OF SPROATLEY, WHICH IS HANDILY PLACED FOR ALL OF THE AMENITIES THAT HULL HAS TO OFFER AND HAS EASY ACCESS TO THE EAST COAST, THIS MODERN STYLE SEMI DETACHED DORMER BUNGALOW SIMPLY REQUIRES INTERNAL INSPECTION IN ORDER TO APPRECIATE THE QUALITY OF ACCOMMODATION ON OFFER.

The property briefly comprises entrance hall, lounge, dining room, sitting room, (possibly bedroom four) lovely fitted kitchen with appliances, three first floor bedrooms and a beautiful bathroom of excellent proportion and has gas central heating to radiators and double glazing. Set within pleasant gardens and with a driveway giving access to a garage and further off street parking amenities, the property represents a fabulous "forever home" for the growing family. EPC Rating D.

INTERNAL INSPECTION WILL NOT DISAPPOINT AND EARLY ENQUIRIES IN ORDER TO VIEW ARE ENCOURAGED.

Offers In The Region Of £235,000

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Entrance Hall

With attractive laminate flooring and a radiator

Cloak Room

A wash hand basin within a vanity unit, a low level wc and a radiator.

Lounge

17'10" x 10'4" (5.45 x 3.15)

With French Doors to the rear aspect giving access to the rear garden, a feature fire place and a radiator.

Dining Room

11'3" x 8'8" (3.45 x 2.65)

A bow window to the front aspect and a radiator

Sitting Room

11'11" x 10'5" (3.65 x 3.20)

Window to the front aspect, laminate flooring and staircase off with a useful under stairs storage cupboard.

Kitchen

9'4" x 8'7" (2.85 x 2.62)

A lovely range of fitted floor and wall units with contrasting preparation surfaces having a "Belfast" sink unit with mixer tap. Window to the rear aspect, laminate flooring, plumbing for an automatic washing machine, spotlights to the ceiling and integrated appliances include an electric oven and grill, electric hob, over head extractor canopy and a fridge/freezer.

Landing

Having a walk in airing cupboard

Bedroom One

11'7" x 8'0" (3.55 x 2.45)

Window to the front aspect, radiator, fitted wardrobes, over head cupboards, bedside cabinets and spotlights to the ceiling

Bedroom Two

10'6" x 9'4" (3.22 x 2.85)

Window to the rear aspect, a radiator and fitted wardrobes with sliding doors.

Bedroom Three

11'7" x 5'6" (3.55 x 1.70)

Window to the front aspect and a radiator.

Bathroom

10'2" x 8'7" (3.11 x 2.62)

Having a white suite to comprise of a stand alone bath with clawed feet and a Victorian style telephone effect shower attachment, a wash hand basin and a low level wc. There is also a plumbed shower unit within an independent enclosure.

Gardens

To the front of the property is a garden laid to decorative aggregates and to the rear a garden laid to artificial lawn and decorative aggregates and there is a paved patio area.

Garage

Brick built with an up and over vehicular door and a side personnel door and accessible via a private side driveway

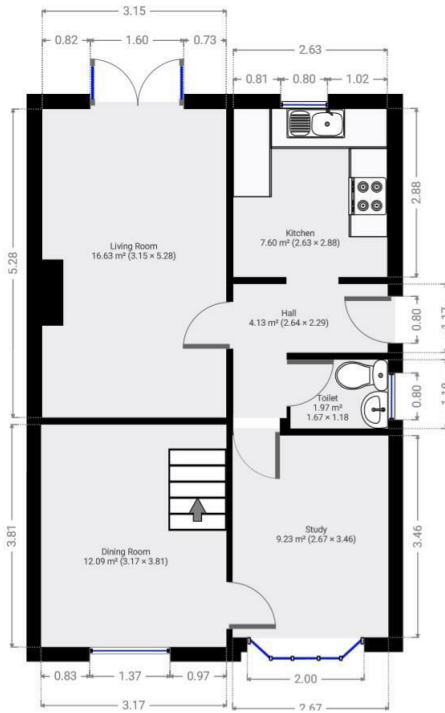
- Sought after village of Sproatley
- Gas central heating to radiators
- Lovely fitted kitchen with appliances
- "Forever" home for the growing family
- Chalet style bungalow
- Double glazing
- Beautiful upstairs bathroom
- Semi Detached
- Three bedrooms/three reception rooms
- Gardens and garage



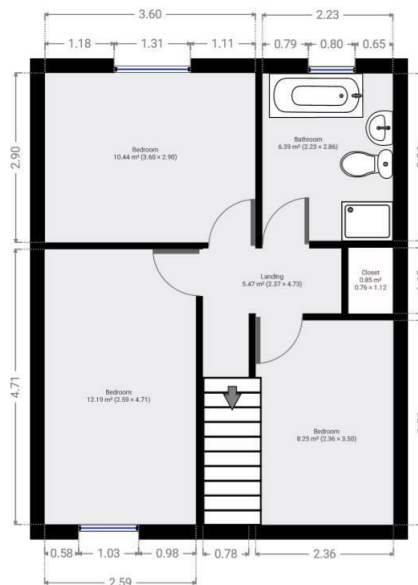


Floor Plan

▼ Ground Floor TOTAL AREA: 51.60 m² · LIVING AREA: 51.60 m² · ROOMS: 4



▼ 1st Floor TOTAL AREA: 43.57 m² · LIVING AREA: 43.57 m² · ROOMS: 3



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

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		81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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		