



## 11A Kenmore Drive

Hull

HU6 7XH

### Offers in the Region of £289,950

We offer onto the market this modern, 3 Bedroom Detached Bungalow which must be viewed to appreciate the substantial accommodation provided. "Tucked-away" in a cul-de-sac setting and offered with NO CHAIN INVOLVED, the accommodation which benefits from uPVC double glazing and gas central heating, very briefly includes:- Entrance Hall, 27' long Open-Plan Living/Dining Kitchen, Utility Room, 24' additional Reception Room/4th Bedroom, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms and good-size Family Bathroom including panelled bath and separate shower cubicle. Outside there is a private driveway providing good vehicular parking and the rear enjoys an easily manageable garden. Situated on this very popular residential development.



## Property Features

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- Very Large Detached Bungalow
- 3 Bedrooms (Master with En-Suite)
- Large Living/Dining Kitchen
- Additional 24' Long Reception
- Gas Central Heating
- uPVC Double Glazing
- Good Private Vehicular Parking/Rear Garden
- No Chain Involved

## Full Description

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### LOCATION

The property is situated on this very popular residential development of Downfield Avenue which is at the end of Beverley High Road and therefore gives great access for local amenities including shops, public transport and schools. The property is also just a short travelling distance away from Kingswood retail park and Beverley bypass and is also convenient travelling distance for Hull city centre.

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

##### ENTRANCE HALL

With a uPVC double glazed entry door, uPVC double glazed window, downlighters, double central heating radiator, access to the roof void area.

##### LIVING/DINING KITCHEN

27' 3" x 14' 2" (8.31m x 4.32m)

With uPVC obscured double glazed windows overlooking the side, skylight window, two double central heating radiators, TV point.

The kitchen area has a good range of fitted base and wall-mounted units with worktop surface areas, built-in double oven, hob, stainless steel sink and drainer with mixer tap, extractor/cooker hood, uPVC double glazed French doors which lead to the rear garden together with side windows.

##### UTILITY ROOM

11' 0" x 8' 0" (3.35m x 2.44m)

With a stainless steel sink and drainer, fitted unit, double central heating radiator, wall-mounted boiler serving central heating and hot water, uPVC double glazed window which overlooks the side, plumbing for automatic washing machine.

##### ADDITIONAL LARGE RECEPTION/GAMES/BEDROOM

24' 8" x 12' 4" (7.52m x 3.76m)

Access is from the lounge. With two sets of uPVC double glazed French doors which lead to the garden, two double central heating radiators.

##### MASTER BEDROOM

12' 5" x 12' 1" (3.78m x 3.68m)

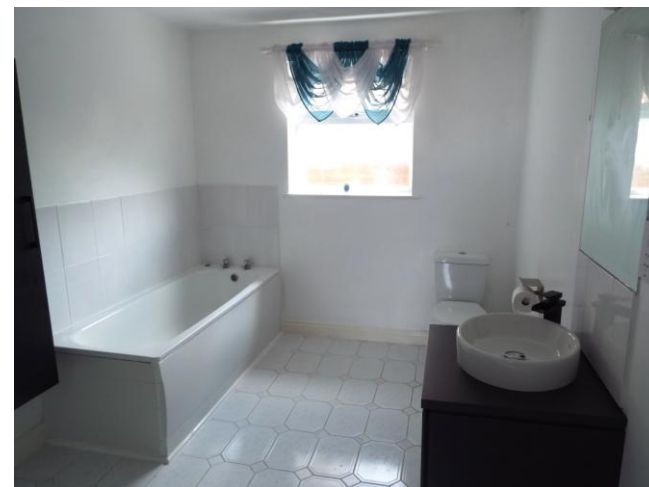
With uPVC double glazed bay window which overlooks the front, double central heating radiator.

##### EN-SUITE SHOWER ROOM

12' 1" x 3' 0" (3.68m x 0.91m)

With a shower cubicle, wash basin, low level WC, extractor.

##### BEDROOM 2





## Full Description

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15' 0" x 9' 3" (4.57m x 2.82m)

With uPVC double glazed bow window which overlooks the front, double central heating radiator.

### BEDROOM 3

11' 4" x 11' 4" (3.45m x 3.45m)

With uPVC double glazed window which overlooks the side, double central heating radiator.

### FAMILY BATHROOM

11' 5" x 8' 2" (3.48m x 2.49m)

With a panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, shaver point, double central heating radiator, tiled flooring, uPVC obscured double glazed window which overlooks the side, downlighters, extractor.

### OUTSIDE

The property is "tucked-away" in a cul-de-sac setting. Access to a private gravelled drive providing good vehicular parking and fencing on the perimeters. To the rear of the property there is a low-maintenance garden with lawn and fencing.

### TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

### VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

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Monday to Friday 9am to 5pm  
Saturday 10am to 1pm.





All measurements are approximate and for display purposes only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C	73  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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