



444 Chanterlands Avenue

Hull

HU5 4BL

Offers Invited Between £320,000 & £340,000

We are delighted to have been instructed to offer this stunning 3/4 Bedroom detached family home providing outstanding accommodation which is beautifully presented with high quality fixtures and fittings therefore must be viewed to appreciate. Briefly the accommodation which benefits from gas central heating and uPVC double glazing, comprises Entrance Hall, Cloakroom/WC, spacious Lounge, luxury fitted Dining Kitchen having had no-expense-spared and includes integrated appliances, Sun Room and on the first floor, Landing, Master Bedroom with En-Suite Shower Room and Dressing room (originally the 4th bedroom which could easily be reverted back if desired), 2 further Bedrooms and Family Bathroom/WC. Outside there is a gated entrance leading to block-paved front and drive providing parking for approx 3 cars, Integral Garage which has been converted to enclosed storage area to front and utility to the rear but could be reverted back if desired. The rear of the property enjoys a delightful enclosed garden. This one is not to be missed!



Property Features

- Detached Family Home
- 1 Bath, 1 En-Suite, 1 Cloakroom
- 3/4 Bedrooms
- Sun Room
- Stunning Accommodation with High-Quality Fixtures & Fittings
- Parking for Approx 3 Cars
- Enclosed Rear Garden
- Luxury Dining Kitchen

Full Description

LOCATION

The property is situated in this very popular and convenient area with local facilities nearby down Newland Avenue and Chanterlands Avenue. Also close to Hull University as well as schools and public transport.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a uPVC double glazed entry door and side window, staircase leading to the first floor with spindled ballustrade and understairs storage cupboard, dado rail, radiator with feature cover, tiled flooring and cornice to the ceiling. Double doors lead to the lounge.

CLOAKROOM

With small wash hand basin with mixer tap, low level WC, extractor and tiled

flooring.

LOUNGE

20' 9" x 11' 9" (6.32m x 3.58m)

Measured into bay. With feature brick chimney breast, log burning stove with tiled hearth, uPVC double glazed bay window which overlooks the front, wooden flooring, two feature radiators, downlighters, cornice to the ceiling, TV point.

SUPERB FITTED DINING KITCHEN

25' 5" x 17' 1" (7.75m x 5.21m)

Measurement narrows to 12'1. With fitted base, tall and wall-mounted units, marble worktop surface areas with matching splashbacks, marble inset sink with mixer tap, central working island to kitchen area which includes storage below and breakfast bar together with feature lighting, integrated fridge and freezer, integrated double oven and microwave, uPVC double glazed window and two skylight windows, TV point, two feature tall radiators, double doors lead to the lounge, quality flooring, uPVC double glazed French doors leading to the rear garden, door to leading to utility/store room (originally part of the garage). uPVC double glazed French doors lead to:-

SUN ROOM

14' 4" x 8' 4" (4.37m x 2.54m)

With uPVC double glazed bi-folding doors leading to the rear garden, quality flooring, downlighters, tall feature radiator, four uPVC double glazed windows which overlook the rear with marble shelving.

UTILITY/STORE ROOM

With plumbing for automatic washing machine, boiler serving central heating and hot water, door leading to:-

STORE ROOM

NB This room and the utility/store room were originally the garage but could easily revert back subject to minor alterations. Power and lighting connected.

FIRST FLOOR



Full Description

LANDING

With skylight window, dado rail, cornice to the ceiling, built-in linen cupboard.

MASTER BEDROOM

12' 9" x 11' 5" (3.89m x 3.48m)

With uPVC double glazed window which overlooks the front, single central heating radiator, cornice to the ceiling. An opening from the bedroom leads to:-

DRESSING ROOM

5' 11" x 8' 6" (1.8m x 2.59m)

With cornice to the ceiling, uPVC double glazed window which overlooks the front, single central heating radiator. NB This room was originally the 4th bedroom and once again, can easily be reverted back to a bedroom subject to minor alteration.

EN-SUITE SHOWER ROOM

7' 6" x 5' 4" (2.29m x 1.63m)

With shower cubicle, vanity wash hand basin, low level WC, downlighters, heated chrome towel rail, extractor, tiled flooring, uPVC obscured double glazed window which overlooks the side.

BEDROOM 2

10' 10" x 9' 9" (3.3m x 2.97m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, cornice to the ceiling, laminate flooring.

BEDROOM 3

8' 1" x 7' 9" (2.46m x 2.36m)

With uPVC double glazed window which overlooks the rear, cornice to the ceiling, single central heating radiator, built-in cupboard.

BATHROOM

7' 9" x 5' 6" (2.36m x 1.68m)

With shaped bath having mixer tap and separate shower over with screen, vanity wash hand basin with mixer tap, low level WC, walls are fully-tiled, heated chrome towel rail, extractor, cornice to the ceiling, downlighters, access to the roof void area with drop-down ladder.

OUTSIDE

To the front of the property there is brick-walling with wrought-iron feature and two wrought-iron entry gates lead to the front which is block-paved and therefore providing vehicular parking for approx 3 cars. To the rear of the property there is a delightful garden mainly to lawn and paved areas and fencing to the perimeters.

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

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

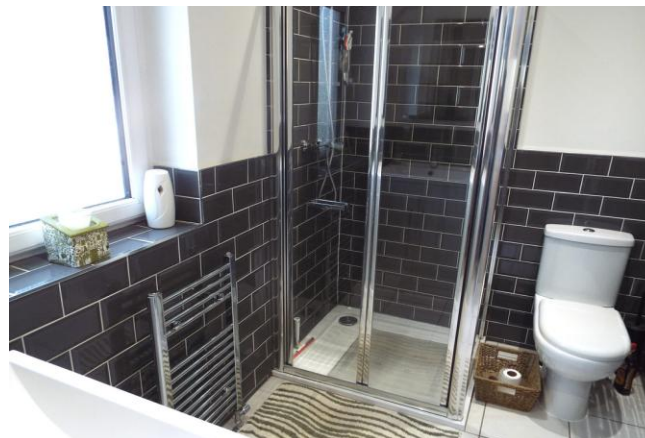
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NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.







DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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