



SYMONDS + GREENHAM

Estate and Letting Agents



7 Stockholm Park, Hull, Yorkshire HU12 8PL **Offers over £215,000**

BEAUTIFUL DETACHED HOME WITH INTEGRATED GARAGE AND DRIVE - THREE DOUBLE BEDROOMS - GENEROUS SOUTH FACING REAR GARDEN - QUIET CUL DE SAC LOCATION CLOSE TO CENTRAL HEDON - PLANNING PERMISSION FOR SECOND STORY EXTENSION

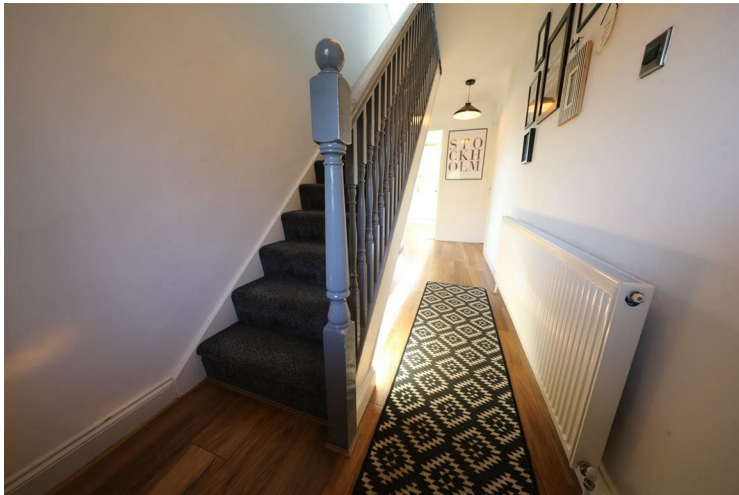
This beautiful detached home occupies a large plot on a highly sought after cul-de-sac location in the popular market town of Hedon home to well regarded schools and local amenities including a supermarket, restaurants and public houses. The property would be perfect for a family looking for a home that offers ample living space and that they can move straight into. The property has been decorated by the current owners to a very high standard and internally boasts a stunning lounge/diner with french doors to the rear garden, spacious and modern kitchen and a convenient downstairs WC to the ground floor and three double bedrooms and a stunning family bathroom to the first floor. Externally this gem of a property keeps on giving with a detached garage and driveway providing ample off street parking and a south facing rear garden ideal for entertaining and BBQ's in the summer. Planning permission has been granted for a second story extension.

THIS HOME HAS SO MUCH TO OFFER AND MUST BE VIEWING TO BE APPRECIATED...DON'T MISS OUT, BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With stairs to the first floor, door to the downstairs WC, kitchen and door to the...



LOUNGE/DINER

25'0 max x 10'3 max (7.62m max x 3.12m max)

A spacious lounge diner with French doors to the rear garden and electric fireplace



KITCHEN

14'10 max x 8'10 max (4.52m max x 2.69m max)

Bright and modern kitchen suite with a range of eye level and base level units with complimentary work surfaces, stainless steel sink and draining unit, electric oven, gas hob with overhead extractor fan, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, breakfast bar and door to the rear garden



DOWNSTAIRS WC

With low-level WC and vanity hand basin unit



FIRST FLOOR

LANDING



BEDROOM ONE

16'1 max x 8'11 max (4.90m max x 2.72m max)

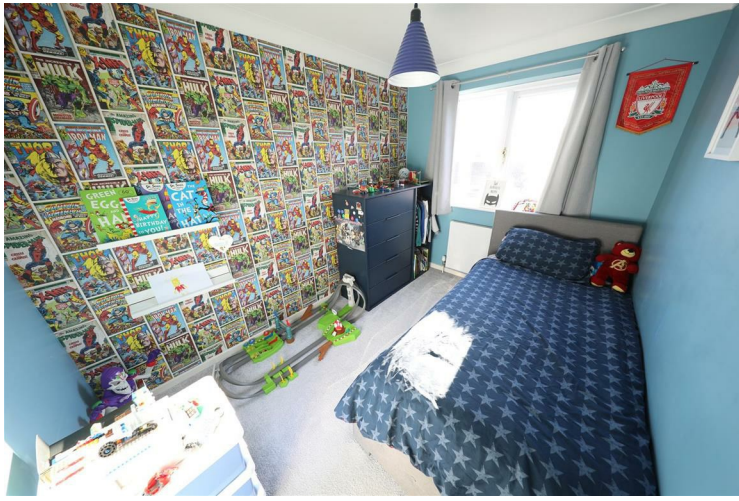
An excellent sized double bedroom with over stairs storage cupboard



BEDROOM TWO

10'3 max x 7'5 max (3.12m max x 2.26m max)

Second good sized double bedroom



BEDROOM THREE

8'11 max x 8'4 max (2.72m max x 2.54m max)

A third double bedroom currently used as a nursery by the current owners



BATHROOM

A pristine family bathroom suite with low-level WC, pedestal handbasin, heated towel rail, shower cubicle with overhead shower attachment, panelled bath with shower attachment and mixer tap and tiled from floor to ceiling



OUTSIDE

The front of the property is laid to tarmac and concrete driveway

leading to the integrated garage providing off street parking for for a number of vehicles.

The south facing rear garden is quite the sun trap providing an excellent space to relax or entertain guests throughout the summer. The garden is mainly laid to lawn with a block paved patio area and a wooden storage shed currently used as a bar by the current owners.



DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

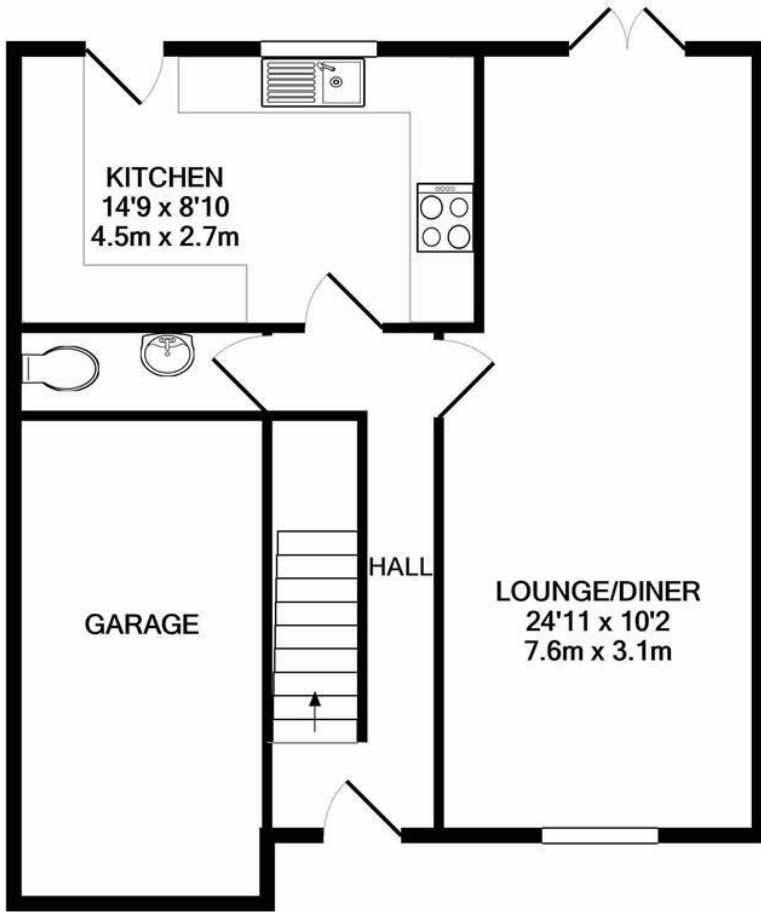
The property has the benefit of gas central heating (not tested).

VIEWINGS

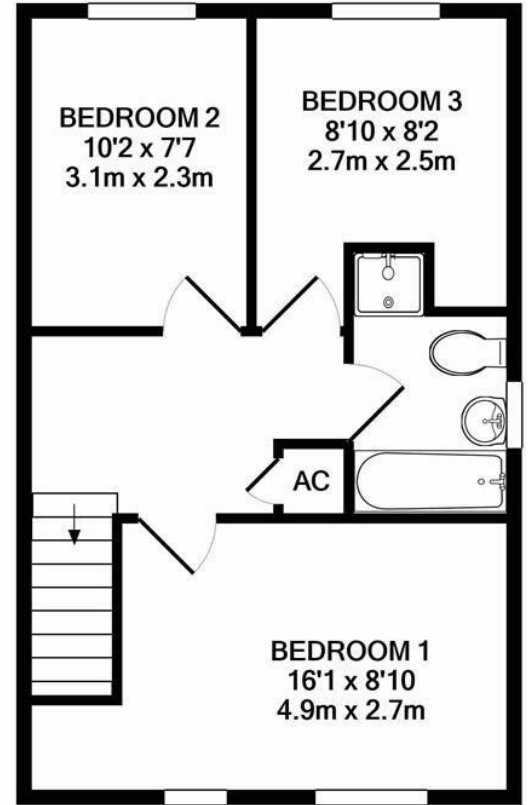
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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

TOTAL APPROX. FLOOR AREA 872 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	72		84
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (81-81) 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		England & Wales EU Directive 2002/91/EC	

