



**6 Hemmingway Walk, Hessle HU13 9BD**  
**Offers Over £425,000**

- Detached family home
- Prime head of cul-de-sac location
- No forward chain
- Contemporary stylish elevations throughout
- Lounge and bespoke living dining kitchen
- Five bedrooms, two bathrooms
- Stunning gardens
- Double garage and driveway
- Viewing a must
- EPC - D

Enjoying a prime head of cul-de-sac location on a small exclusive development in this highly regarded residential area, we are delighted to present to the market this truly exceptional detached family home. The property is presented to the market with no forward chain, having extremely high standards throughout and enjoying uPVC double glazing and gas central heating.

A welcoming entrance hallway greets you, there is a downstairs WC, lounge with modern fireplace, stunning bespoke living dining kitchen with the living area overlooking the rear garden, and a spacious utility room. To the first floor are five good sized bedrooms, the principal bedroom with en-suite shower room, and a modern house bathroom. The gardens are beautifully maintained, the rear garden being Astroturf with a covered pergola housing the hot tub (which is available by separate negotiation), summerhouse and garden shed. A private driveway provides off street parking and leads to the detached double garage. The property also benefits from solar panels.

This stunning home truly deserves an internal inspection and a viewing is a definite must.

#### LOCATION

Hemmingway Walk is located off Boothferry Road in Hessele making it an ideal base for those wishing to commute to Hull City Centre or indeed via the A63/M62. There is a range of both public and private schools within ease of reach, and the property lies only 1 1/2 from the centre of Hessele which has a good variety of local shops, supermarkets and eateries, with local bus services connecting to further afield.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALLWAY

A composite door with glazed inserts leads into entrance hallway having staircase leading to the first floor accommodation.

##### CLOAKROOM

Modern two piece suite in white enjoying low level WC and wash hand basin set in vanity unit.

##### LOUNGE

16'6 max x 11' (5.03m max x 3.35m) (16'6 into bay decreasing to 15'2 x 11') uPVC double glazed walk-in bay window to the front elevation, modern fire surround incorporating a flame effect remote control fire, and TV aerial point.

##### LIVING DINING KITCHEN

Provides superb open plan family living at its very best.

##### KITCHEN DINING AREA

27'5 x 10'8 (8.36m x 3.25m) uPVC double glazed window from the kitchen overlooking the rear garden. An extensive range of bespoke ivory shaker style base and wall units with granite worksurfaces and a central island which also provides a breakfast bar. Induction hob with Bosch stainless steel chimney extractor, sunken sink unit with drainer and mixer tap. Stainless steel Neff double electric oven, integrated dishwasher and fridge freezer. Opening into lounge area.

##### LOUNGE AREA

16'5 x 9'5 (5.00m x 2.87m) uPVC double glazed windows overlooking the rear garden, tiled floor, TV aerial point and uPVC double glazed French doors opening out into the rear garden.

##### UTILITY ROOM

15'1 x 5'1 (4.60m x 1.55m) uPVC double glazed window to the front elevation. Full wall of fitted cupboards providing ample storage facilities. Base and wall units to contrast the kitchen, sink unit with drainer, space and plumbing for washing machine and space for tumble dryer.

##### FIRST FLOOR

##### LANDING

Access to loft and linen cupboard.

##### BEDROOM 1

14'2 max x 11'1 max (4.32m max x 3.38m max) (14'2 decreasing to 9'1 x 11'1 max) uPVC double glazed window to the rear elevation. Fitted shelving and units provide contemporary storage.

##### EN-SUITE

5'10 x 5'9 (1.78m x 1.75m) Three piece modern suite in white enjoying independent shower cubicle, wash hand basin set in vanity and low level WC, with extractor. All beautifully complemented with full height tiling and feature border tiling.

##### BEDROOM 2

10'2 max x 11' (3.10m max x 3.35m) (10'2 decreasing to 9'1 x 11') uPVC double glazed window to the front elevation.

##### BEDROOM 3

10'8 x 6'5 to wardrobes (3.25m x 1.96m to wardrobes) uPVC double glazed window to the rear elevation, full wall of fitted wardrobes providing hanging and storage facilities.

##### BEDROOM 4

7'7 x 7'7 (2.31m x 2.31m) uPVC double glazed window to the front elevation and attractive wood laminate flooring.

##### BEDROOM 5

10'10 max x 5'3 (3.30m max x 1.60m) (10'10 decreasing to 7'9 x 5'3 to wardrobes) uPVC double glazed window to the rear elevation. Full wall of sliderobes providing hanging and storage facilities.

##### BATHROOM

7'1 x 6'1 (2.16m x 1.85m) uPVC double glazed window to the front elevation. Modern three piece suite in white enjoys panelled bath, wash hand basin set in vanity and low level WC. All beautifully complemented by tiled splashbacks.

##### EXTERNAL

On approach to the property there is a private driveway providing off street parking for several vehicles and leading to the detached double garage which has electric up & over door, power and light.

The gardens are absolutely beautiful, featuring a side lawned garden, a front planted garden and a good sized rear garden which is laid to Astroturf with timber summerhouse and garden shed, all beautifully complemented by a resin patio which encases the lawn. The summerhouse provides a great space to sit and relax and enjoy outdoor living. There is a timber pergola which provides power and plumbing for a hot tub (available by separate negotiation). The timber fencing surrounding the garden offers a good degree of privacy.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

##### TENURE

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

##### COUNCIL TAX

We believe the Council Tax Band for this property is Band E.

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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