





The Property Specialists

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**9 Northstead Close, Willerby HU10 6HP**  
**Offers in the region of £360,000**

- Detached true bungalow
- Head of cul-de-sac location
- No onward chain
- Beautifully presented throughout
- Three bedrooms
- Two reception rooms and a conservatory
- Contemporary kitchen with built-in appliances
- Stunning landscaped gardens of excellent proportions
- Block set driveway and garage
- EPC: Rating D: Council Tax: D

Enjoying a prime head of cul-de-sac location, we are delighted to present to the market this exceptional detached true bungalow built by Messrs Marsden Homes and occupying one of the most generous plots in the area. The Bungalow has been enhanced by the current owners to provide superb living at its very best. The well presented accommodation enjoys, Entrance porch with entrance hallway with storage, Lounge, which enjoys a dual aspect and a feature fireplace, Dining Room leading to the Conservatory, which has an air-conditioning system and also enjoys undisturbed views of the magnificent garden. There are three Bedrooms; one of which currently is used as a third reception/office. Contemporary fitted kitchen, which includes a host of built-in and integrated appliances and a modern four piece Bathroom.

A private block set driveway provides great outdoor parking to the front and side and leads down to the larger than average garage with electric up and over door. The rear garden is beautifully landscaped and provides an all seasonal garden with summer house, extensive patio, vast lawned garden and offering a good degree of privacy. One of the most beautiful gardens we have seen in a while!

This magnificent bungalow truly deserves an early viewing to fully appreciate the standard of accommodation which is on offer.

LOCATION

Northstead Close is located off Ashgate, which in turn is accessed from both Well Lane and Carr Lane in Willerby.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ENTRANCE PORCH

At the side of the property, uPVC double French doors lead into the entrance porch with door leading into;

ENTRANCE HALLWAY

A range of fitted storage cupboards.

LOUNGE

17'5" x 13'10" (5.31m x 4.22m )  
Has uPVC double glazed windows to both the front and side elevation, internal window which has integral lighting, tiled fireplace and tv aerial point.

KITCHEN

12'10" x 10'10" (3.91m x 3.30m )  
With uPVC double glazed window to the rear elevation, an extensive range of white gloss base and wall units with work surfaces and modern tiled splashbacks, under cabinet lighting, a NEFF single electric oven with electric ceramic hob above and extractor, integrated slimline dishwasher and integrated fridge freezer.

DINING ROOM

12'11" x 8'11" (3.94m x 2.72m )  
Has uPVC double glazed window, wood laminate flooring and door leading into the conservatory.

CONSERVATORY

11'2" x 9'9" (3.40m x 2.97m)  
Being of a uPVC and brick construction, enjoying splendid views over the rear garden. Wall mounted air-conditioning unit, which is remote control operated.

BEDROOM 1

13'10" x 10'4" decreasing to 8'11" (4.22m x 3.15m decreasing to 2.72m )  
Has uPVC double glazed window to the front elevation, fitted wardrobes providing hanging and storage facilities.

BEDROOM 2/DAY ROOM

12'11" x 9'9" (3.94m x 2.97m)  
With uPVC double glazed French door and uPVC double glazed windows to the side and rear elevations, enjoying undisturbed views over the rear garden, this room is currently used as an office, but could easily be made as a further sitting room, place for working from home, or indeed, a second bedroom. Externally from the French doors, there is a remote controlled awning.

BEDROOM 3

10'10" x 8'8" (3.30m x 2.64m)  
With uPVC double glazed window to the side elevation and fitted wardrobes.

BATHROOM

12'2" x 5'9" (3.71m x 1.75m)  
With uPVC double glazed window to the side elevation, modern four piece suite in white enjoys panel bath, lower level WC, wash hand basin set in attractive vanity unit and independent shower cubicle, fully tiled walls to compliment in two toned tiling with feature border tiling, wall mounted towel radiator, further wall mounted heater and fitted vanity units.

EXTERNAL

To the front of the property, there is a private block set driveway, which extends to the front and side providing off-street parking for several vehicles. There are beautifully landscaped and maintained feature bushes and a gated entry leads into the rear garden.

There is a brick built, larger than average garage, which has electric up and over door, power and light. The rear garden is absolutely stunning and of excellent proportions. An extensive patio area provides great outdoor entertainment space and leads down to a meticulously sweeping lawn, which encases the bungalow with an array of beautifully sculptured and maintained shrubbery and trees, a timber summer house, there is also a green house and shed. The rear garden offers an excellent 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).

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 the 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



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.

While every attempt has been made to ensure the accuracy of the floorplan 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. Made with floorplan 10/2014