



Dunston Drive, Hessle, HU13 0HF

£375,000

Extended detached house with open aspect to rear. Having a modern dining kitchen, utility room, 3 reception rooms plus 4 well proportioned bedrooms, contemporary bathroom, en suite & WC.

Driveway parking plus well presented & upgraded gardens.



# 17 Dunston Drive, Hessle, HU13 0HF

We are delighted to offer for sale this extended detached house with open aspect to the rear located on a popular development with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen and utility room plus contemporary bathroom, en suite and WC. Items of note include gas fire and surround plus walk in bay window to lounge, French doors to 2 rooms, internal oak doors and oak staircase with metal spindles plus built in wardrobes to 2 bedrooms. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, further reception room, dining kitchen, utility and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property benefits from well presented and upgraded gardens with patio areas, lawns and beds having an open aspect to the rear. There is a double driveway leading to a single garage with power and light.

Tenure - Freehold  
Council Tax - Band E

The property comprises.

## GROUND FLOOR

### Entrance Hall

With recessed spot lights and laminate flooring. Access to store. Oak staircase with metal spindles leading to the first floor.

### Lounge 19'5"(max) x 11'7"(max) (5.94m(max) x 3.54m(max))

Having a walk in bay window plus plus gas fire and feature surround plus luxury flooring.

### Dining Room 12'10" x 8'11" (3.92m x 2.73m)

With luxury flooring and blinds. French doors leading to the rear garden.

### Further Reception Room 12'9" x 8'2" (3.89m x 2.50m)

Currently used as a dining room with luxury flooring and blinds. French doors leading to rear garden.

### Dining Kitchen 17'4"(max) x 9'9" (max) (5.30m(max) x 2.99m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and upstands plus copper effect splash back. With oven, hob, hood and dishwasher. With recessed spot lights and luxury flooring.

### Utility 7'6" x 7'0" (2.30m x 2.15m)

Having modern units with laminate worktops and upstands plus recessed spot lights and luxury flooring.

### WC 6'2" x 2'5" (1.89m x 0.75m)

Having modern white sanitary ware with tiling and luxury flooring.

## FIRST FLOOR

### Landing

With fitted carpets and access to store. Oak staircase with metal spindles leading to the ground floor.

### Bedroom 1 13'2" x 10'0" (4.03m x 3.06m)

With built in wardrobes plus carpets and blinds.

### En Suite 9'1" x 5'0" (2.77m x 1.54m)

Having contemporary white sanitary ware with vanity basin, tiling and luxury flooring.

### Bedroom 2 11'8" x 9'3" (3.57m x 2.82m)

With built in wardrobes plus carpets and blinds.

### Bedroom 3 8'7"(max) x 7'7"(max) (2.63m(max) x 2.32m(max))

With carpets and blinds.

### Bedroom 4 7'10" x 7'9" (2.41m x 2.37m)

With carpets and blinds.

### Bathroom 6'6" x 5'5" (1.99m x 1.66m)

Having contemporary white sanitary ware with shower and screen to bath, tiling, recessed spot lights and luxury flooring.

## EXTERNAL

The property benefits from well presented and upgraded gardens with patio areas, lawns and beds having an open aspect to the rear. There is a double driveway leading to a single garage with power and light.





