

# Whitakers

Estate Agents



## 17 Colemans Road, Hedon, HU12 8RN

**£265,000**

Whitakers are delighted to present this Extensive Detached Family Home to the market!

Situated on this sought after Broad Acres Development in the popular market town of Hedon, close to local shops, schools and amenities, the property also enjoys excellent transport links into the City of Hull and to surrounding East Coast villages.

Offering a TURN KEY OPPORTUNITY, the property has been lovingly enhanced and tastefully styled to provide versatile and flexible family accommodation, perfect for the growing family!

Well positioned on a peaceful cul-de-sac, the property briefly comprises; Canopied Entrance into the welcoming HALLWAY with doors to the ground floor W.C. A fabulous OPEN PLAN LAYOUT incorporating the BREAKFAST KITCHEN, LOUNGE and double doors to the DINING ROOM and GARDEN ROOM, creating a wonderful space for entertaining family & friends, perfect for gatherings and celebrating.

To the first floor is a contemporary SHOWER ROOM and THREE DOUBLE BEDROOMS with the master having EN SUITE and fitted wardrobes.

Having the additional benefit of a private DRIVEWAY, providing ample OFF ROAD PARKING with access to the GARAGE .

There is a lovely enclosed rear GARDEN enjoying open aspects and a raised deck and patio area, ideal for dining " al fresco" , a lovely outdoor space for the family to enjoy.

**VIEWING IS HIGHLY RECOMMENDED !**

## Accommodation Comprising

### Entrance & Hallway

A canopied composite front entrance door opens into the hallway, welcoming you in to view this lovely home. Stairs take you up to the first floor and doors open to ....

### Ground Floor W.C.

With low level W.C. and vanity wash basin. Double glazed window and laminate flooring.

Lounge 13'10" x 10'7" (4.23 x 3.25)



Open from the breakfast kitchen, the comfortable lounge has a feature fireplace with Oak mantel and gas burner, lovely to cosy up to on those cold winter evenings. Double glazed bay window to front elevation and radiator.

### Lounge Feature



## Open Plan Layout



A fabulous open plan layout incorporating the breakfast kitchen, dining area and onto the comfortable lounge, creating a wonderful space for entertaining family & friends.

Breakfast Kitchen 20'2" x 15'4" (6.17 x 4.69)



At the heart of this home is the breakfast kitchen with a range of high gloss units and complimentary wood block effect work surface incorporating the breakfast bar. Built in double oven with four ring gas hob and stainless steel extractor hood above. Sink with mixer tap and drainer. Plumbed for automatic washing machine and dishwasher. Space for fridge/freezer wall mounted boiler. Useful storage cupboard, double glazed window, radiator and French doors opening to the dining room

Bedroom One 10'10" x 10'2" (3.32 x 3.12)



A double bedroom with a range of fitted wardrobes and dresser unit. Double glazed window, radiator and door to En Suite.

En Suite



A sizeable En suite to the master bedroom, fully tiled with large shower cubicle and vanity unit housing the wash basin with useful storage cupboards below, toilet with concealed cistern. Double glazed window and towel heater.

Bedroom Two 10'10" x 9'8" (3.31 x 2.96)



A double bedroom with a range of fitted wardrobes and dresser unit. Double glazed window and radiator.

Bedroom Three 9'10" x 6'8" (3.02 x 2.05)



A double bedroom with double glazed window and radiator.

Family Shower Room



A contemporary shower room with tiling to walls and laminate flooring. Large walk in shower cubicle and vanity unit housing the wash basin with useful storage cupboard and toilet with concealed cistern. Double glazed window and radiator.

Gardens



Delightful gardens to front and rear, the rear garden is mainly laid to lawn with attractive shrubbery and plantings to borders. There is raised decking providing a perfect spot for table and chairs, ideal for dining "al fresco"

### Dining Room 12'3" x 11'3" (3.74 x 3.45)



Adjoining the breakfast kitchen and the garden room with double glazed window enjoying views over the garden and Patio doors opening into the Garden room

### Garden Room 12'7" x 8'6" (3.85 x 2.60)



A delightful addition to the property is the garden room with glazed roof and Patio doors opening out to the rear garden.

### Decking



### Rear House



### Garage & Driveway

A private driveway provides ample off road parking and access to the garage with metal up and over door providing vehicle access.

### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band D

### EPC Rating

EPC to be confirmed

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information.

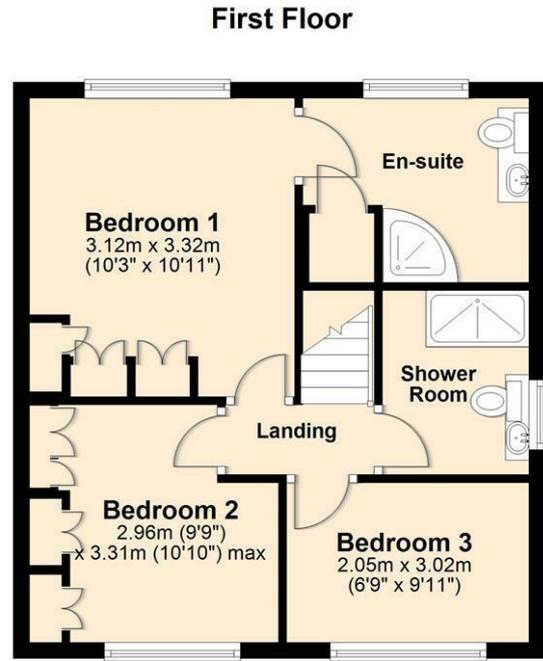
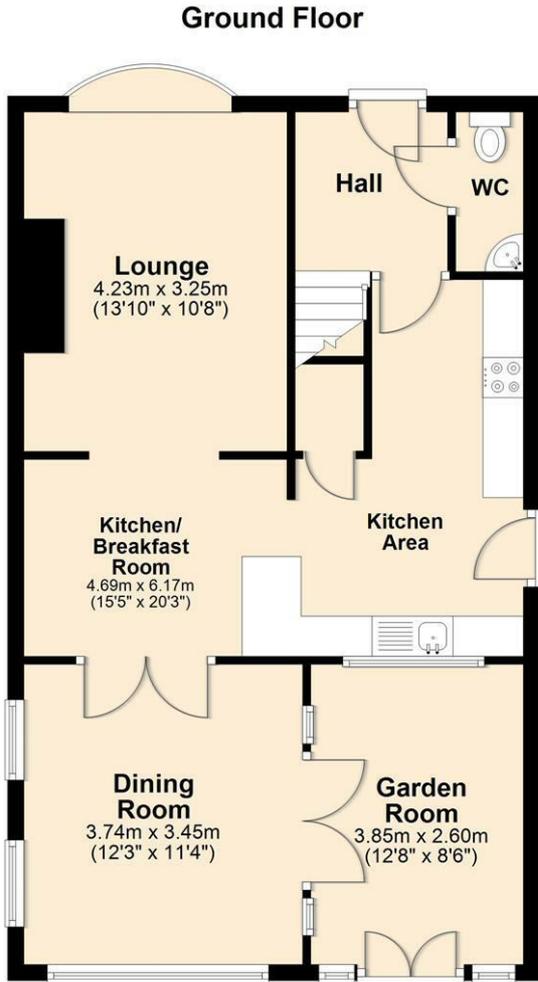
Construction - Brick under tiled roof

Conservation Area - No  
Flood Risk - Very Low  
Mobile Coverage / Signal - EE, Vodafone, Three  
and O2 all Okay  
Broadband - Basic 11 Mbps Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

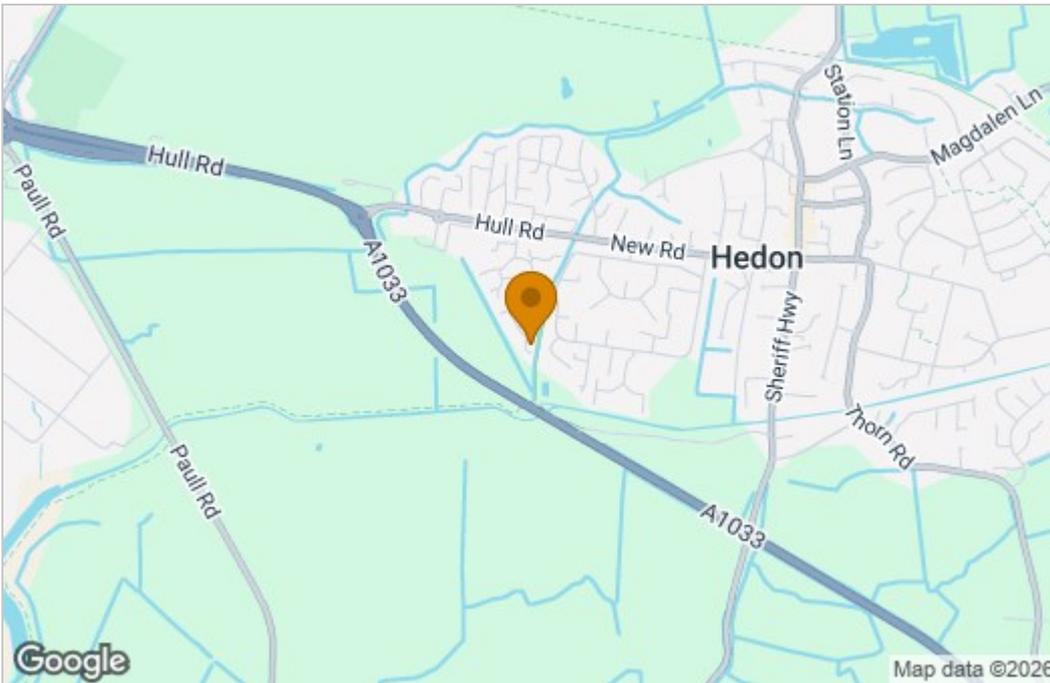
**Whitakers Estate Agent Declaration.**

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

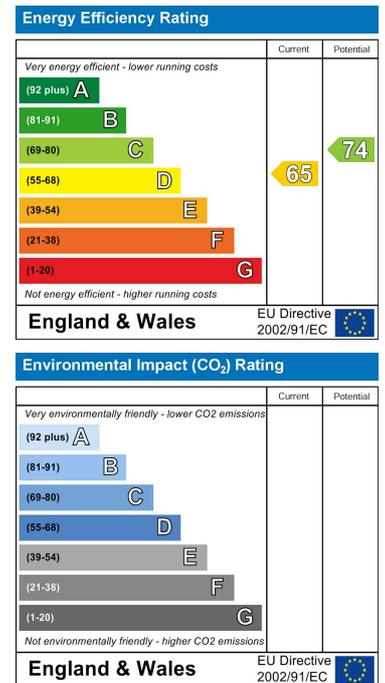
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.