



## 5 Waterland Close, Hedon, HU12 8QE

**Offers Over £260,000**

Whitakers are delighted to bring this immaculately presented 4 bedroom detached home to the market!

Situated on this ever popular residential area close to the centre of the historic market Town of Hedon and its wide range of shops, schools and amenities, the property has been improved and maintained to the highest order by the current owners and represents an outstanding opportunity to purchase a spacious family home in move-in condition!

Being ideal for the growing family, the accommodation briefly comprises; Entrance Hallway, Lounge, Dining Room, Modern fitted Kitchen, Utility room and Downstairs Cloakroom to the ground floor, there are 4 generously sized bedrooms, the Master being en-suite and a modern Family Bathroom to the first floor.

Externally, the property features driveway parking, integral garage and enclosed rear garden and has the additional benefit of Air Conditioning to the Lounge and Master Bedroom, Gas Central Heating and UPVC Double Glazing throughout hence internal inspection is highly recommended to fully appreciate the standard of accommodation on offer!

## The Accommodation Comprises

### Entrance Hall



UPVC front door into entrance hallway with laminate flooring, central heating radiator, under stair storage cupboards and stairs to first floor.

### Lounge 14'6 x 10'9 (4.42m x 3.28m)



With UPVC front bay window, laminate flooring, feature fireplace, central heating radiator and wall mounted Air Conditioning unit. Opens through to....

### Dining Room 8'1 x 8'7 (2.46m x 2.62m)



Continuation of laminate flooring, feature tower radiator and UPVC window to rear aspect.

### Kitchen 12' x 9'5 (3.66m x 2.87m)



Modern contemporary kitchen with a range of wall and base units, solid wood work surfaces and tiled splashbacks. Composite 1 1/4 bowl sink/drainer with mixer taps over, integrated dishwasher, Range Cooker with extractor over and space for American style double Fridge/Freezer. Laminate flooring and UPVC window to rear garden.

### Utility Room 5' x 4'10 (1.52m x 1.47m)

Fitted wall and base units with contrasting solid wood work surfaces and tiled splashbacks, plumbing for washing machine, laminate flooring and UPVC side entrance door.

### Downstairs Cloakroom

Low flush wc, vanity hand wash basin, laminate flooring, central heating radiator and UPVC window to side aspect.

### First Floor Landing

Stairs rising from entrance hallway to spacious first floor landing with carpeted flooring, feature tower radiator and storage cupboard..

### Master Bedroom 11' x 11'5 (3.35m x 3.48m)



With UPVC window to front aspect, wall mounted Air Conditioning unit, central heating radiator, carpeted flooring and door into....

### Master En-suite

Single tiled shower cubicle with wall mounted electric shower, low flush wc and hand wash basin. Heated towel rail, laminate flooring, built in storage cupboard, extractor fan and UPVC window to front aspect.

### Bedroom Two 11'6 x 9'10 (3.51m x 3.00m)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Bedroom Three 11'4 x 9' (3.45m x 2.74m)



With UPVC window to front aspect, carpeted flooring and central heating radiator.

### Bedroom Four 8'9 x 11'6 max (2.67m x 3.51m max)



With UPVC window to rear aspect, carpeted flooring and central heating radiator.

### Family Bathroom 5'6 x 6'10 (1.68m x 2.08m)



Modern fitted bathroom comprising shaped bath

with electric shower over and fitted glazed shower screen, low flush wc and vanity hand wash basin. Heated towel rail, wall panelling, laminate flooring and UPVC window to rear aspect.

#### Garage

Integral garage with electric door and power supply.

#### Outside



The front of the property features a block paved driveway leading to the garage and low maintenance gravelled area whilst there is gated side access leading to the generously proportioned rear garden which is laid mainly to lawn with block paved patio areas, storage shed and fencing to perimeters.

#### Tenure

The property is Freehold

#### Council Tax

Council Tax band D

East Riding of Yorkshire Council

#### EPC

EPC rating D

#### 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 sales 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/Tile

Conservation Area - No

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three, O2

Broadband - Basic 8 Mbps, Ultrafast 1000 Mbps

Coastal Erosion - No

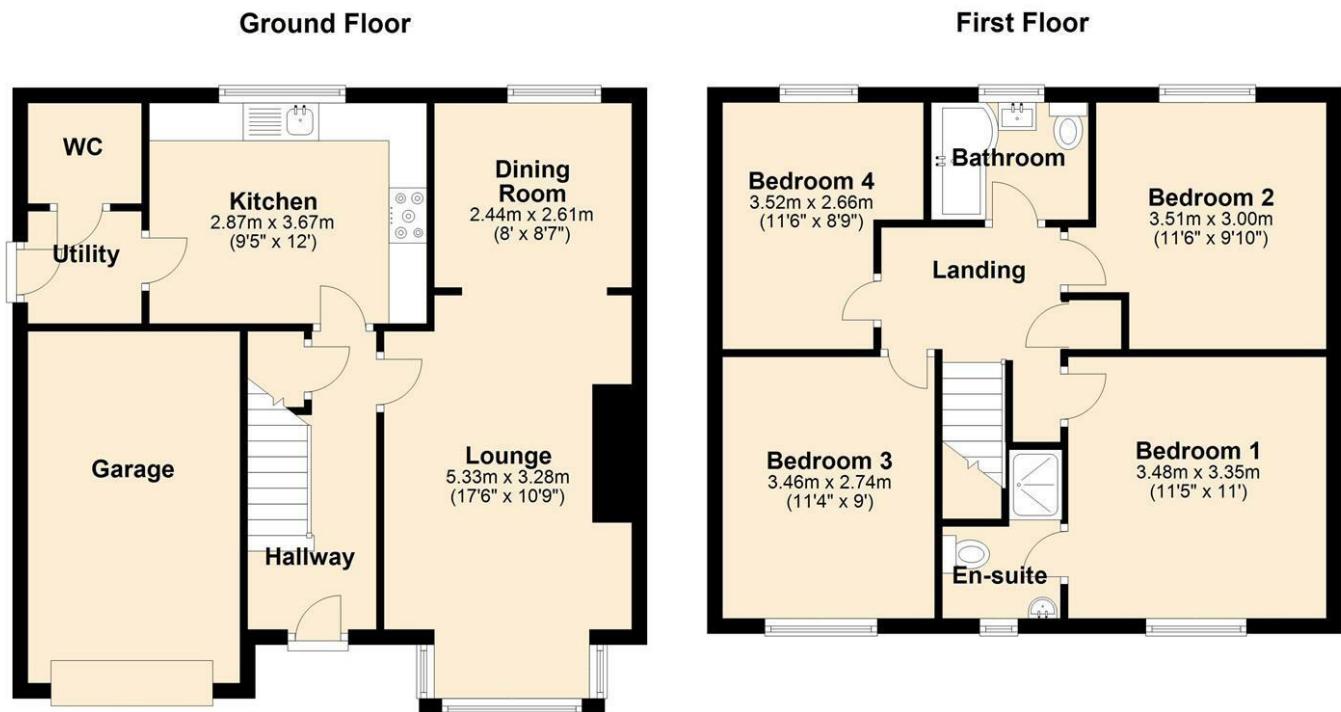
Coalfield or Mining Area - No

Planning - Whilst there are planning applications in the area, non are applicable to this property

#### 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.

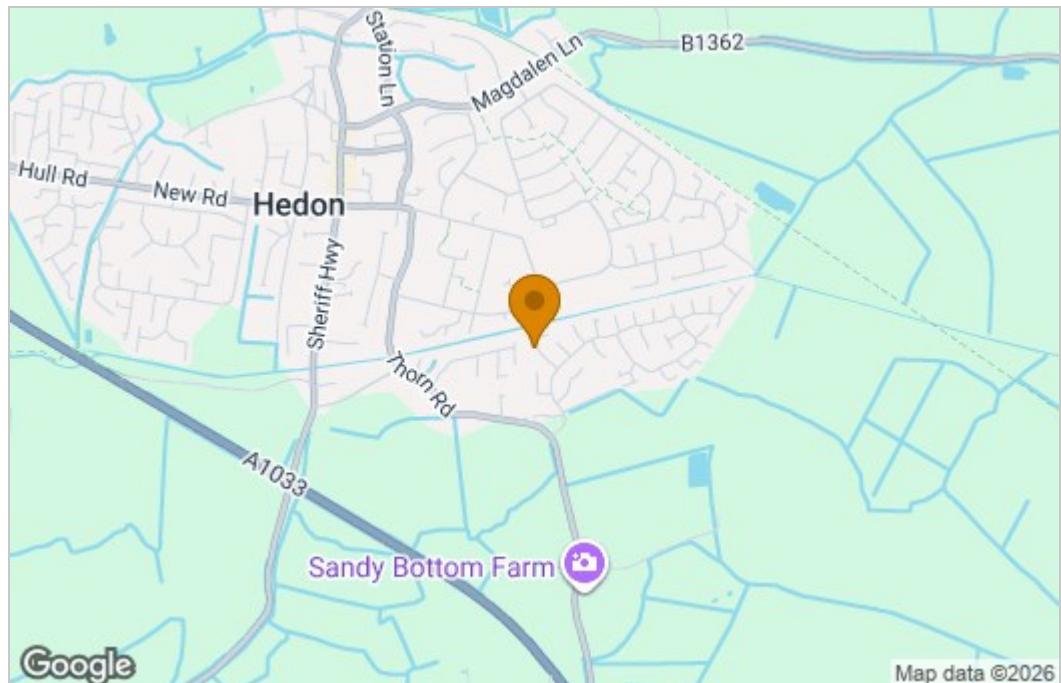
# Floor Plan



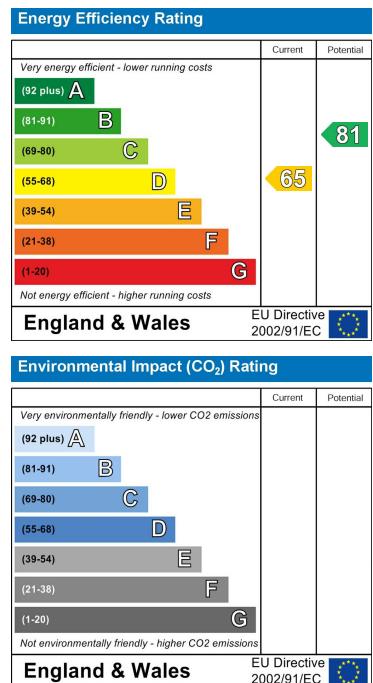
Total area: approx. 114.9 sq. metres (1236.6 sq. feet)

Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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 firms employment has the authority to make or give any representation or warranty in respect of the property.