

# Whitakers

## Estate Agents



## 7 Southfield Close

Hedon, Hull, HU12 8FT

### Offers In The Region Of £270,000

Whitakers are delighted to bring this Immaculately presented Modern 3 bedroomed detached home to the market!

Situated in ever popular Hedon Village and occupying an enviable position at the foot of a private road serving 4 properties with a pleasant open aspect to the front, the property has been meticulously maintained and improved by the current owners to present outstanding family accommodation in "move-in" condition!

Briefly comprising; entrance hallway, lounge, living/dining/kitchen and downstairs cloakroom to the ground floor, there are 3 bedrooms, the master having en-suite and dressing area together with a lovely family bathroom to the first floor.

Also featuring a lovely rear garden with summer house and a garage which has been converted to offer storage together with a versatile workshop but offers potential for further development, there is the additional benefit of parking for multiple vehicles to the front.

With gas central heating and UPVC glazing throughout, internal viewing is recommended to fully appreciate the standard of accommodation on offer!

- MODERN 3 BEDROOM DETACHED FAMILY HOME
- IMMACULATELY PRESENTED THROUGHOUT
- PRIVATE ROAD LOCATION SERVING 4 PROPERTIES
- OPEN OUTLOOK TO THE FRONT OVER GREEN SPACE
- MODERN FITTED KITCHEN WITH SPACIOUS SEATING AREA
- FAMILY BATHROOM, ENSUITE AND DOWNSTAIRS CLOAKROOM
- LOVELY ENCLOSED REAR GARDEN WITH SUMMER HOUSE
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- POPULAR AND SOUGHT AFTER LOCATION
- COUNCIL TAX BAND D

### Viewing

Please contact our Whitakers Estate Agents - Hedon Office on 01482 890111

if you wish to arrange a viewing appointment for this property or require further information





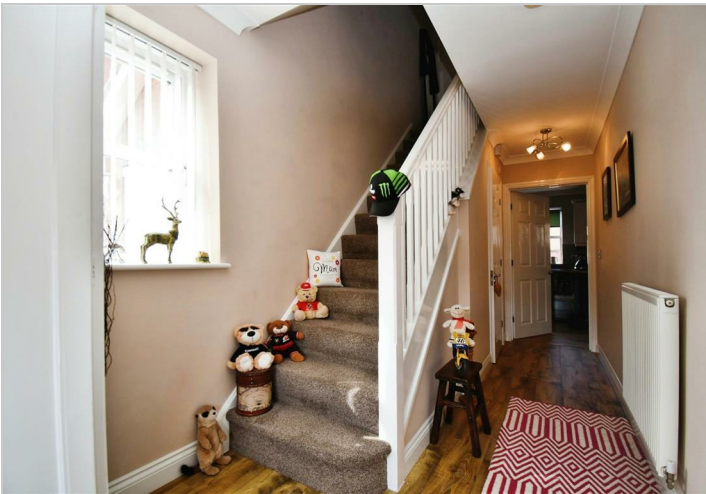
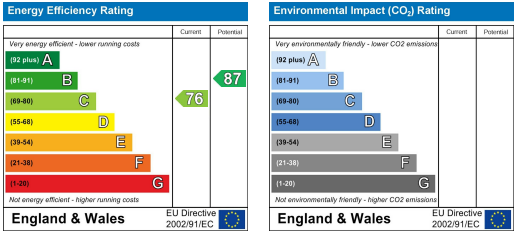
Floor Plan



Area Map



Energy Efficiency Graph



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