



7 Taillar Road, Hedon, HU12 8GU

£340,000

IMMACULATLEY PRESENTED AND TASTEFULLY STYLED THROUGHOUT

Do not miss your opportunity to purchase this SUPERB DETACHED FAMILY HOME, set opposite the Children's Play Park on the popular Leaf Sail Farm Development Hedon,

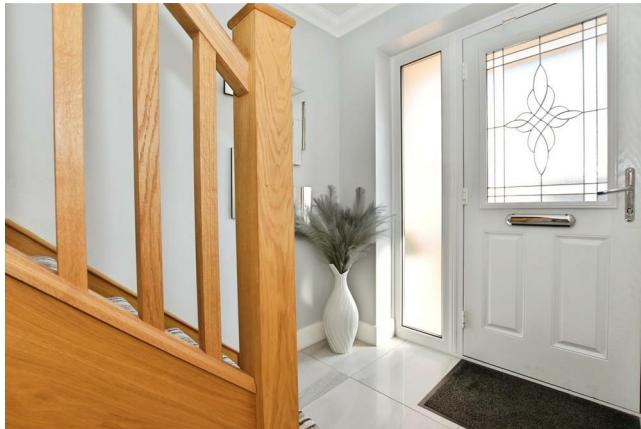
The contemporary front entrance door opens to welcome you into view the accommodation on offer, lovingly upgraded and tastefully styled throughout to include : Entrance hall with tiled flooring and feature solid Oak staircase taking you up to the first floor. Solid Oak doors open to the Ground Floor W.C. and double doors open to the DINING ROOM, enjoying views over the Play Park, a lovely room for entertaining family & friends. The contemporary BREAKFAST KITCHEN with adjoining UTILITY has a range of high gloss units and breakfast bar, perfect for the culinary member of the family. The light and airy LOUNGE with feature PATIO DOORS is a lovely room to relax and unwind whilst enjoying views over the rear GARDEN.

To the first floor is the FAMILY BATHROOM and FOUR generously proportioned BEDROOMS with the sumptuous Master bedroom having EN SUITE and fitted wardrobes. Outside there are lovingly tended, family & pet friendly, walled garden to the rear with a paved patio area, ideal for outdoor entertaining, a lovely outdoor space for the family to enjoy. There is a GARAGE and private DRIVEWAY, providing ample OFF ROAD PARKING!

Do not delay, Call us to arrange your viewing today!!

Accommodation Comprising

Entrance & Hallway 5'10" x 16'8" (1.8 x 5.1)



A contemporary composite front entrance door opens to welcome you in to view this tastefully styled family home with ceramic tiled floor, feature staircase with solid Oak balustrade taking you up to the first floor. Oak doors opening to.

Lounge 14'9" x 11'9" (4.5 x 3.6)



A comfortable lounge with feature fireplace and double glazed patio doors enjoying views and opening out to the rear garden, a lovely room to relax and unwind. Solid Oak door and radiator.

Lounge Feature



Breakfast Kitchen 13'5" x 8'8" (4.1 x 2.65)



The contemporary breakfast kitchen has a range of high gloss units to base and walls with complimentary work surfaces and breakfast bar. Tiled splashbacks and flooring. Built in oven and induction hob with stainless steel extractor hood above. Sink unit with mixer tap and drainer. Radiator and a double glazed window overlooking the garden.

Dining Room 10'7" x 9'4" (3.23 x 2.86)



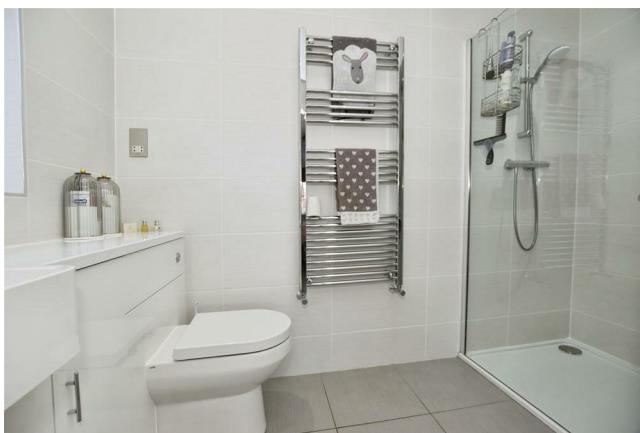
Solid Oak double doors open into the dining room with feature walk in double glazed bay window to front elevation, enjoying views over the children's play park, a lovely room for entertaining family & friends. Solid wood flooring and radiator.

Master Bedroom 14'9" x 11'8" (4.5 x 3.56)



A sumptuous, generously proportioned master bedroom with a range of fitted sliding wardrobes, providing ample storage facilities. Double glazed window, radiator and door to En Suite.

En Suite 8'10" x 5'2" (2.7 x 1.6)



A contemporary, fully tiled En Suite with large walk in shower cubicle and vanity unit housing the wash basin with useful storage below and toilet with concealed cistern. Chrome towel heater and double glazed window.

Ground Floor W.C. 5'6" x 4'3" (1.7 x 1.3)



With vanity unit housing the wash basin with useful storage cupboard below. Tiling to walls and toilet with concealed cistern. Chrome towel heater and tiled floor.

Utility Room 5'6" x 5'6" (1.7 x 1.7)

Useful utility room with a range of units. Plumbing for automatic washing machine, space for dryer. Double glazed door opening to the side elevation.

Bedroom Two 13'5" x 8'10" (4.1 x 2.7)



A double bedroom with double glazed window and radiator.

Bedroom Three 9'10" x 9'4" (3.0 x 2.86)



A double bedroom with double glazed window and radiator.

Bedroom Four 11'1" x 8'10" (3.4 x 2.7)

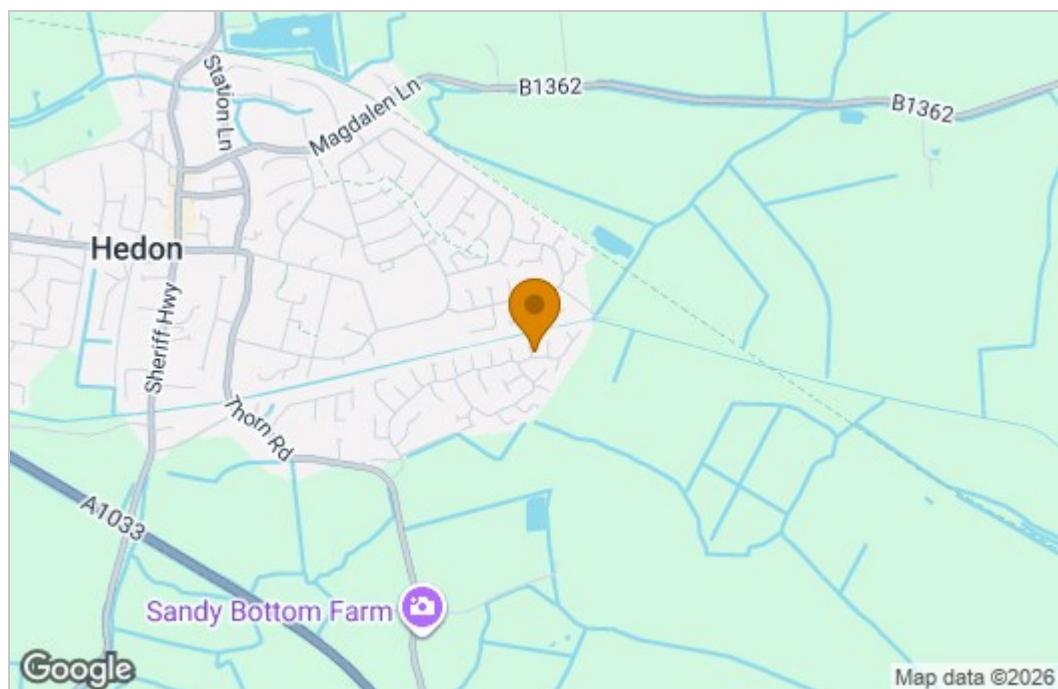


A further double bedroom with double glazed window and radiator.

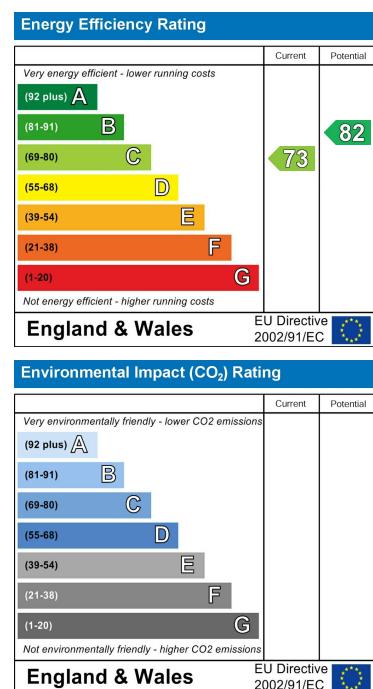
Floor Plan



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