



*4 Tall Trees, Hessle, East Yorkshire, HU13 0LE*

- 📍 Guide Price £650,000-675,000
- 📍 Superlative Detached
- 📍 Significantly Extended
- 📍 Council Tax Band F
- 📍 Four Double Bedrooms
- 📍 Fabulous Living Space
- 📍 Desirable Cul-de-Sac
- 📍 Freehold/EPC = C

*Guide Price £650,000*

## INTRODUCTION

This superlative detached property has been completely transformed by the current owners and is one of the highest specified houses you will see on the market. Significantly extended, the layout provides great flexibility having excellent living space which could also be utilised for multi generational living. Much care and attention has been put into the design, high end specification and sight lines throughout the property. Features include beautiful bespoke joinery, programmable heating, lighting, blinds and has energy efficiency very much in mind with additional heating via electric available in many rooms complimenting the nest controlled gas fired central heating system. The specification also includes CAT 5 cabling, electrically wired fire alarms, CCTV and alarm system and so much more.

In all a fabulous home of which early viewing is strongly recommended. Currently the layout comprises a stunning hallway with oak and glass detailed staircase, separate lounge and a superb open plan kitchen and dining area. There is also a study, large sitting room and downstairs bathroom. At first floor lies the main bathroom and four double bedrooms with the principal suite including a large walk-in wardrobe and a luxuriously appointed en-suite bathroom. The property occupies a good sized plot enhanced by the recent acquisition of a side garden. Excellent parking is available to the block set forecourt together with a double garage. The rear garden enjoys a westerly facing aspect and has been landscaped with a lawn and paved patio areas.

## LOCATION

The property occupies a prominent position within the established and mature cul-de-sac setting of Tall Trees which comprises a number of well-spaced detached properties. Tall Trees is accessed from Jenny Brough Lane and this desirable area of Hessle lies to the north west of the village centre. Hessle has a good range of local shops and amenities, many of which are located in the nearby Hessle Square. There has been a recent growth in the number of restaurants, delicatessen, and many independent niche traders, a number of which are situated on The Weir making Hessle a great place to live. Good schooling is available for all ages locally including nearby Hessle Mount Public Junior School, situated on Jenny Brough Lane, which is now linked to Hymers College. Good connections are available to the Humber Bridge, Hull city centre or the A63/M62 motorway network.

## ACCOMMODATION

An attractive composite entrance door opens to:

### ENTRANCE HALLWAY

With an oak and glass detailed staircase leading up to the first floor. There is a sliding pocket door providing access through to the kitchen.



### *LOUNGE*

20'3" x 11'4" approx (6.17m x 3.45m approx)

With bay window to the front and double doors leading out to the rear. There is an inset contemporary electric fire as a focal point. Wall mounted TV point.



### *DINING AREA*

11'10" x 11'4" approx (3.61m x 3.45m approx)

With window to front elevation. There is a built-in cabinet between the dining room and the hallway which would be ideal as an aquarium or display cabinet. This room is open plan in style through to the kitchen area.



### *KITCHEN AREA*

19'8" x 16'4" approx (5.99m x 4.98m approx)

A stunning kitchen having an extensive range of dual toned oak units complemented by Corian work surfaces and a grand island. There is an under-counter sink with mixer tap, integrated oven, combination microwave with warming drawer, further microwave, five ring gas hob with extractor hood above, dishwasher, two wine chillers, double fridge, a zip tap providing chilled, filtered and boiling water. There is a part vaulted ceiling with a series of Velux lights, tiling to the floor with underfloor heating plus an infrared ceiling mounted heater,



### *STUDY/BAR/DAY ROOM*

18'8" x 8'5" approx (5.69m x 2.57m approx)  
plus bay window overlooking the garden.

There is an attractive fitted oak work station/bar.



### *SITTING ROOM*

17'8" x 17'6" approx (5.38m x 5.33m approx)  
A superb room with a picture window providing a view to the side garden and double doors leading out to the rear terrace. Feature electric fireplace.



### *BATHROOM*

With suite comprising large walk-in digitally operated shower, large feature bath, wash hand basin upon a plinth, low level WC, tiled surround, heated towel rail.



### *FIRST FLOOR*

### *LANDING*

With window to rear elevation.

### *BEDROOM 1*

18'1" x 12'8" approx (5.51m x 3.86m approx)

With two windows to the front elevation. A door opens to a large walk-in wardrobe with fitted hanging and shelving facilities.



### *EN-SUITE BATHROOM*

9'5" x 8'8" approx (2.87m x 2.64m approx)

Lavishly appointed, being fully tiled with underfloor heating. The high spec suite comprises a designer jacuzzi bath with mood lighting, low level WC and an extra width designer wash hand basin upon a plinth with mirror above.



### BEDROOM 2

11'5" x 11'5" approx (3.48m x 3.48m approx)  
With window to front elevation.



### BEDROOM 3

16'1" x 8' approx (4.90m x 2.44m approx)  
With window to front elevation.



### BEDROOM 4

13' x 8'6" approx (3.96m x 2.59m approx)  
With window to the rear elevation.



### *BATHROOM*

8'6" x 8'2" approx (2.59m x 2.49m approx)

Featuring a large walk-in shower area with digitally operated multi-jet shower system, low level WC, wash hand basin with mirror above, tiled floor (heated) and tiling to the walls.



### *BATHROOM SHOWER*



### *OUTSIDE*

To the front lies an extensive block set forecourt providing multiple parking and access to the garage.



### *GARAGE*

20'10" x 18'4" approx (6.35m x 5.59m approx)

With two automated up and over entry doors. Within the garage lies a sink, there is plumbing for an automatic washing machine and the central heating system comprising a Viessmann gas fired boiler complemented by a pressurised water system.

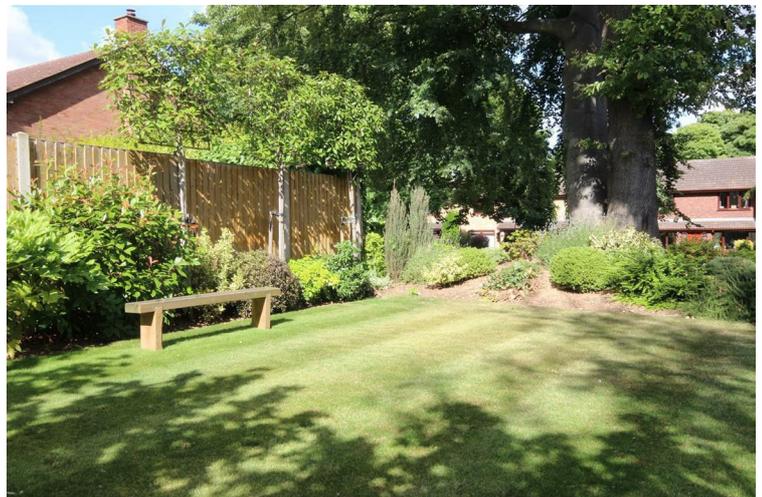
### *REAR GARDEN*

The rear garden enjoys a westerly aspect and has been extensively paved with patio areas including a secluded spot ideal for a hot tub. There is a lawned garden and shrub borders. An additional side garden has been acquired more recently and has been landscaped with lawn and attractive shrubbery.

### *REAR VIEW OF PROPERTY*



### *SIDE GARDEN*



### *TENURE*

Freehold

### *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

### *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

### *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

### *AGENTS NOTE*

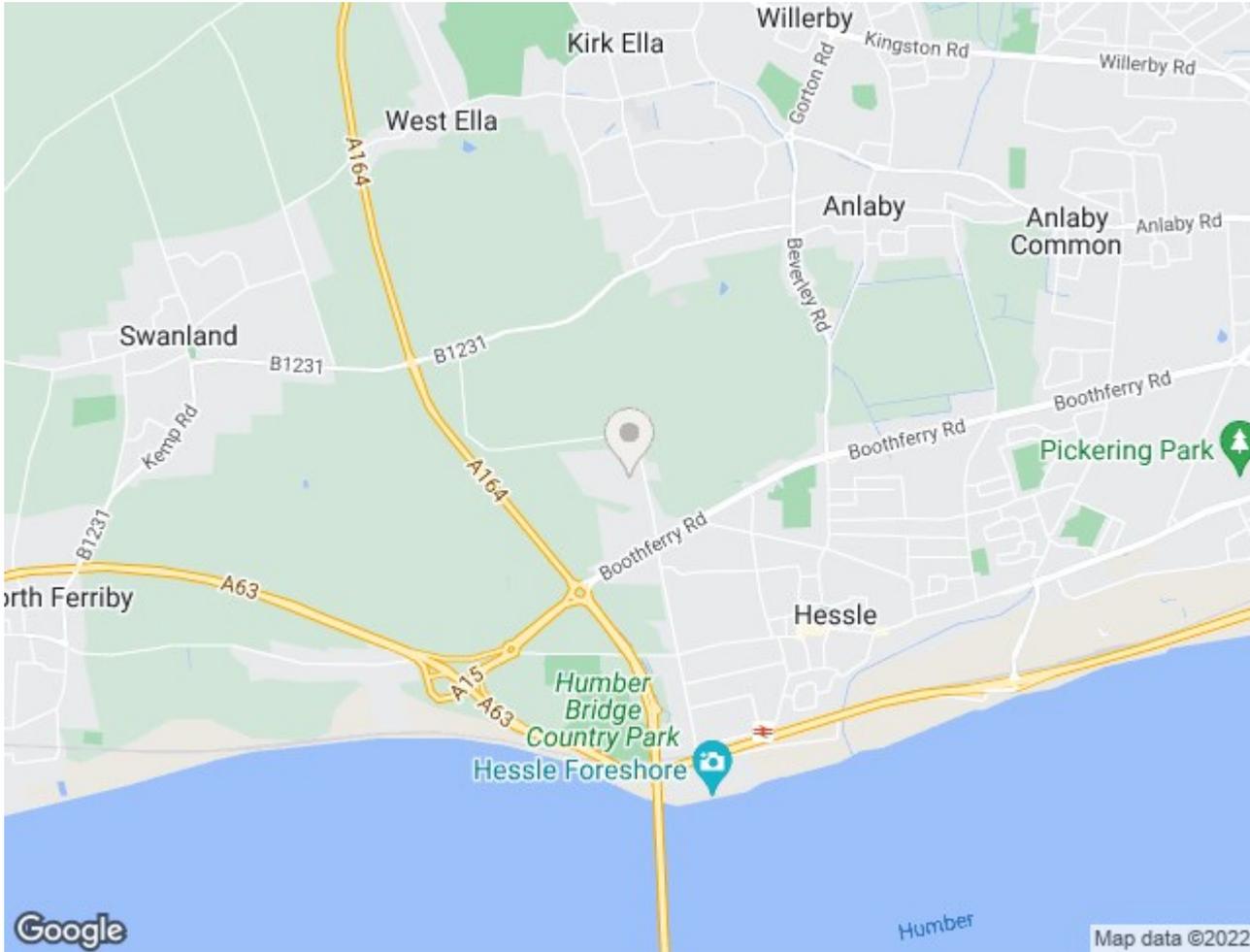
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

### *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

### *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



**Ground Floor**  
Approx. 169.0 sq. metres (1819.2 sq. feet)



**First Floor**  
Approx. 93.9 sq. metres (1011.1 sq. feet)



Total area: approx. 262.9 sq. metres (2830.3 sq. feet)

