





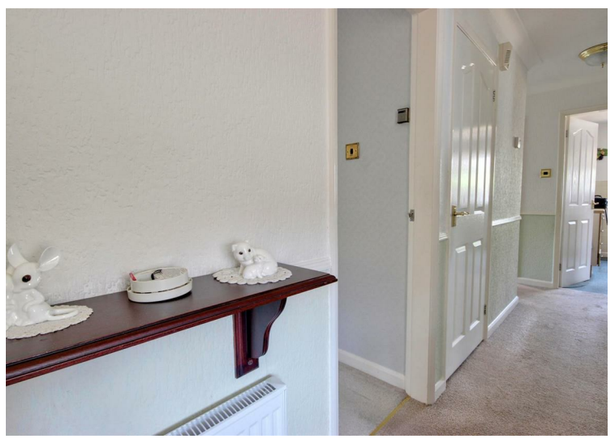



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Quick & Clarke

PROPERTY SPECIALISTS

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4 Cromwell Court, Ashdene Close, Hull HU10 6LG

Offers in the region of £285,000

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- Prime cul-de-sac location
- No forward chain
- Detached true bungalow
- Westerly facing garden
- uPVC double glazing
- Gas central heating
- Dual aspect lounge
- Two double bedrooms
- Private driveway parking
- Council Tax Band: D EPC Rating: D

Nestled at the head of a tranquil cul-de-sac off Ashdene Close in Willerby, This charming detached true bungalow is now available to the market with no forward chain. This property is not only aesthetically pleasing but also offers a wonderful blend of space and versatility, making it an ideal choice for those seeking a comfortable home.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a convenient WC. The spacious lounge features a dual aspect and a delightful fireplace, creating a warm and inviting atmosphere. Adjacent to the lounge is a dining room that flows seamlessly into the kitchen, which presents an excellent opportunity for those wishing to create a large dining kitchen by amalgamating the two spaces.

The bungalow boasts two generously sized double bedrooms, both fitted for convenience. The principal bedroom benefits from an ensuite shower room, providing a private retreat. Additionally, there is a well-appointed house bathroom to cater to the needs of family and guests alike.

The outdoor space is equally impressive, with well-tended gardens that offer a perfect setting for relaxation and outdoor activities. The property also features a private driveway that leads to a detached garage with an electric door, ensuring ample parking and storage solutions.

This delightful bungalow is a perfect opportunity for anyone looking to make their next move in a peaceful and desirable location. Don’t miss the chance to view this lovely home and envision the possibilities it holds for you.

LOCATION
Cromwell Court is located off Ashdene Close which is a popular small residential area located off Gorton Road in Willerby. Lying within ease of reach of all the local amenities and facilities.

Ideally located to enjoy all the local amenities and facilities that the area has to offer and lying only 5 miles West of the city centre of Hull, where an extensive range of amenities and facilities can be found to include mainline railway station and bus service station. Nearby motorway access is gained via the A63/M62 with further trunk routes located over the Humber Bridge.

THE ACCOMMODATION COMPRISES

ALL GROUND FLOOR

ENTRANCE HALLWAY
16'11" x 3'3" extending to the side (5.16m x 0.99m extending to the side)
uPVC door with glazed inserts leads into welcoming entrance hallway.

W.C.
uPVC double glazed window to the front elevation. Two piece modern suite in white has low level w.c. and pedestal wash hand basin.

LOUNGE
16'4" x 12'10" (4.98m x 3.91m)
With uPVC double glazed windows to both the front and side elevations. Brick fireplace with living flame gas fire and TV aerial point. A door leads into the dining room.

DINING ROOM
9'11" x 9'10" (3.02m x 3.00m)
With uPVC double glazed window to the front elevation. Archway to kitchen. This could quite easily be amalgamated and made into a superb modern living dining kitchen if required but also makes a great additional reception room.

KITCHEN
9'10" x 9'9" (3.00m x 2.97m)
With uPVC double glazed window and door to the side elevation. Fitted base and wall units with work surfaces and tiled splashbacks. Space and provision for cooking, sink unit with drainer. Space and plumbing for washing machine and space for fridge.

BEDROOM 1
11'9" x 9'11" to wardrobes (3.58m x 3.02m to wardrobes)
uPVC double glazed window to the rear elevation enjoying splendid views over the rear garden. Fitted wardrobes providing great storage facilities with matching freestanding drawers and recess for bed.

EN-SUITE
uPVC double glazed window to the rear elevation. Three piece suite enjoys pedestal wash hand basin, low level w.c. and independent shower cubicle. Tiled splashbacks to wet area.

BEDROOM 2
9'10" to wardrobes x 9'9" (3.00m to wardrobes x 2.97m)
uPVC double glazed window to the rear elevation. Fitted wardrobes providing hanging and storage facilities with matching freestanding drawers.

BATHROOM
6'6" x 5'11" (1.98m x 1.80m)
With uPVC double glazed window to the rear elevation. Two piece modern suite in white enjoys panelled bath with wash hand basin.

OUTSIDE
The rear south westerly facing garden is absolutely beautiful. With a patio area under a timber pergola to the beautiful lawned garden with gravelled surround and an array of shrubbery and plants. There is a timber summerhouse measuring 7'10" x 5'11" and there is a timber shed.

A side driveway provides off street parking for several vehicles and leads down to a detached brick built garage.

The front garden is designed for ease of maintenance and has an array of shrubbery and plants.

DETACHED GARAGE
18'2" x 8'5" (5.54m x 2.57m)
With electric up and over door, power and light and uPVC door with glazed inserts opening into the rear garden.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.