SYMONDS + GREENHAM

Estate and Letting Agents









1 Park Walk Church Street, Hull, HU7 4PD
£350,000

Symonds and Greenham are delighted to present this exceptional three bedroom detached bungalow, discreetly tucked away on the highly sought after Park Walk in the heart of Sutton Village, just moments from Church Street. Blink and you could easily miss it, yet beyond its unassuming position lies one of the area's finest homes. The village offers an excellent range of amenities including independent shops, cafés, traditional pubs and regular bus routes, all within a short stroll.

Beautifully curated throughout, this home is the epitome of contemporary Scandinavian inspired design, where every detail has been carefully considered. The quality of finish, thoughtful layout and timeless styling combine to create a property that feels effortlessly elegant whilst remaining warm and welcoming.

The accommodation briefly comprises a welcoming entrance hall with a striking sliding door leading into the impressive open plan living dining kitchen, the true heart of the home. Flooded with natural light, the living area features large sliding doors opening directly onto the garden, creating a seamless connection between inside and out. A separate utility room is neatly tucked away, while three beautifully presented bedrooms offer versatile accommodation. The luxurious family bathroom has been finished to an exceptional standard, featuring a freestanding bath, separate walk in shower and beautifully considered design. To the rear, a conservatory enjoys peaceful views across the garden, providing yet another space to relax and unwind throughout the seasons.

Outside, the property continues to impress. The wrap around garden provides an incredibly private setting with attractive green views to both the front and rear, creating a true oasis despite being just a short stroll from the village

CENTRAL HEATING
The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND
Symonds + Greenham have been informed that this property is in Council Tax Band D.

DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

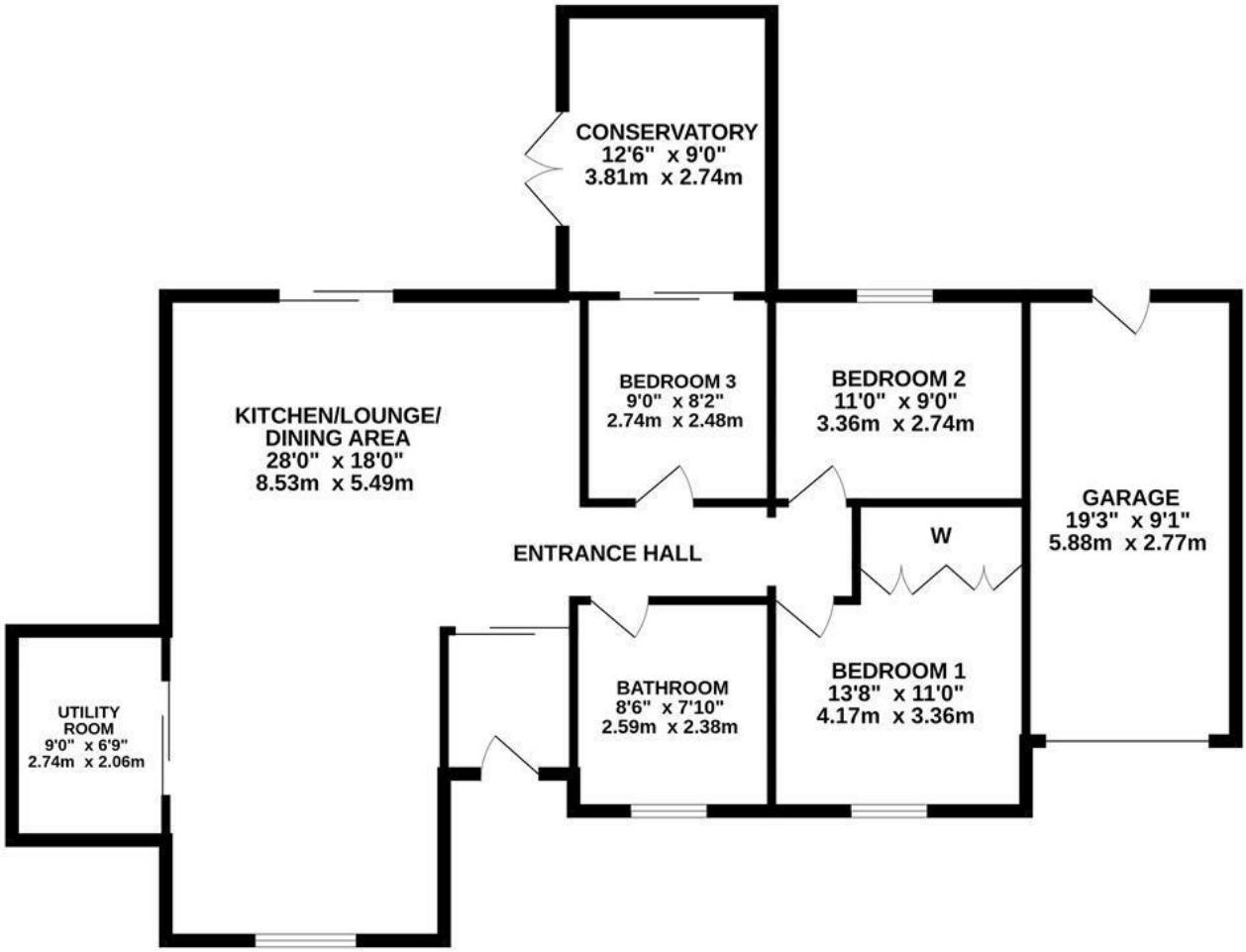
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

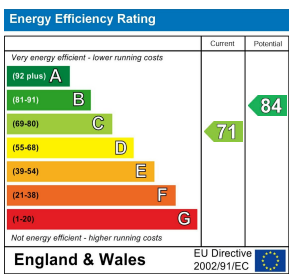
VIEWINGS
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

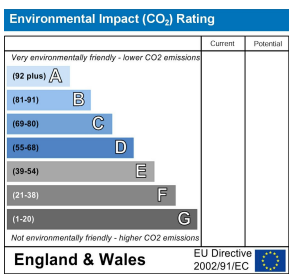
GROUND FLOOR
1353 sq.ft. (125.7 sq.m.) approx.

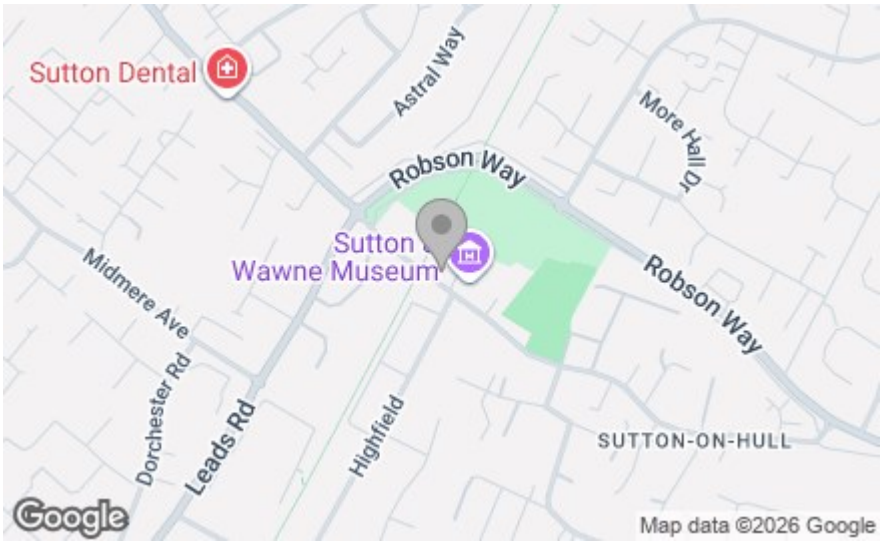


TOTAL FLOOR AREA : 1353 sq.ft. (125.7 sq.m.) approx.

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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