



27 St. Clements Way, Hull, HU9 3HW

£250,000

This four bedroom detached family home is in move in condition! Benefiting from off street parking via the private driveway leading to the detached garage which has been converted into a garden bar. Situated in this popular location close by to local amenities. Installed with gas central heating & double glazing. Accommodation briefly comprises; entry, downstairs w/c, sitting room, dining kitchen, lounge and conservatory to the ground floor. The first floor comprises; landing, four bedrooms ( en suite to master) and bathroom. To the front of the property is an easily maintainable garden with path to entry. To the rear is a fully enclosed garden, also designed for ease of maintenance with patio and garden bar within the detached garage.

## Ground floor

### Entry

With entrance door, tiled flooring, radiator, stairs off and doors to:

### Downstairs W/C

With window to the front, tiled flooring, radiator, low flush w/c and pedestal hand wash basin.

### Sitting Room

With window to the front, carpet flooring and radiator.

### Lounge

With laminate flooring, radiator, feature fireplace and sliding doors to conservatory.

### Dining Kitchen

With windows to the front & rear, tiled flooring, vertical radiator, range of wall & base units with contrasting work surface, electric oven, halogen hob, extractor hood, sink unit with mixer tap over, plumbing for automatic washing machine and space for american style fridge freezer.

### Conservatory

With windows to the rear, tiled flooring and French doors to the rear.

## First floor

### Landing

With carpet flooring, radiator and doors to:

### Bedroom

With window to the front, carpet flooring, radiator, fitted wardrobes and door to en suite.

### En Suite

With window to the front, laminate flooring, radiator, low flush w/c, pedestal and wash basin and shower unit.

### Bedroom

With window to the front, carpet flooring, radiator and fitted wardrobes

### Bedroom

With window to the rear, laminate flooring and radiator.

### Bedroom

With window to the rear, laminate flooring and radiator.

### Bathroom

With window to the rear, laminate flooring, radiator, low flush w/c, pedestal hand wash basin and panel enclosed bath.

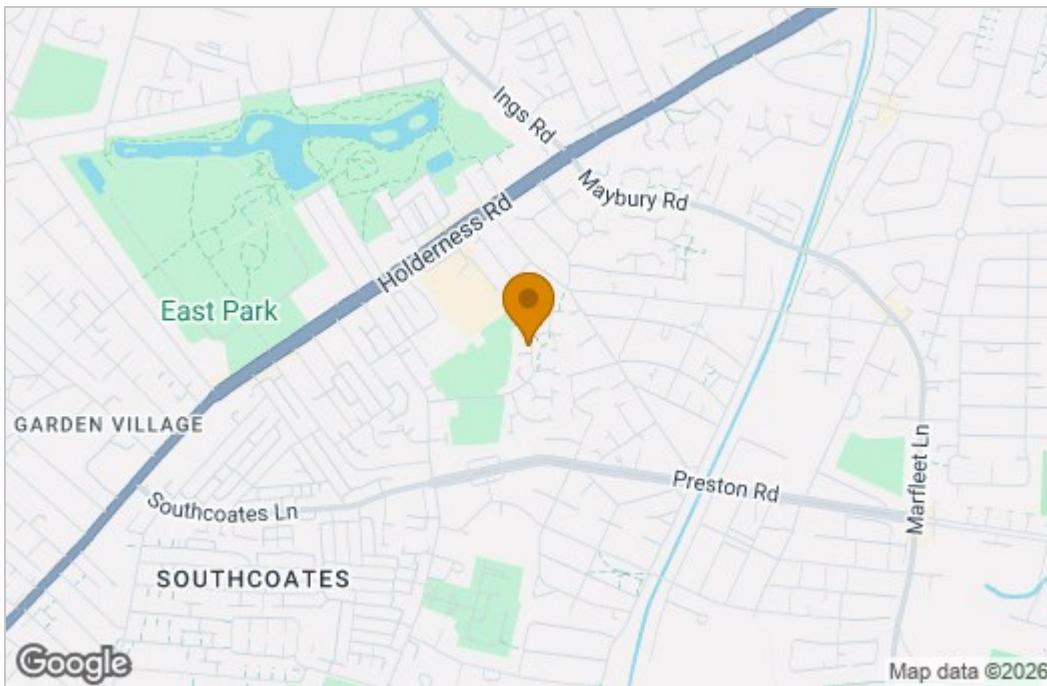
## Exterior

To the front of the property is an easily maintainable garden with path to entry. To the rear is a fully enclosed garden, also designed for ease of maintenance with patio and garden bar within the detached garage.

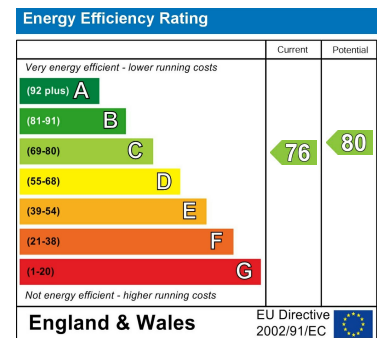
## Floor Plan



## Area Map



## Energy Efficiency Graph



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