

# Whitakers

Estate Agents



## 5 Spinnaker Close, Hedon, HU12 8RE

**£369,950**

Whitakers are delighted to present this IMPRESSIVE DETACHED FAMILY HOME to the market. Enjoying a desirable Cul De Sac setting, adorned with beautiful mature trees and breath taking gardens. Tastefully styled throughout the generously proportioned accommodation includes: Entrance Porch with a door opening into the HALLWAY, welcoming you in to view this fabulous home. Oak doors open to the LOUNGE with feature fireplace, perfect for relaxing evenings. The superb open plan layout to the DINING KITCHEN and GARDEN room enjoys views over the breath taking gardens enhancing the light and open feel of the home, creating a wonderful space for entertaining family & friends. A UTILITY and GROUND FLOOR W.C. complete the ground floor.

There is a modern family BATHROOM, thoughtfully appointed with three piece suite and built-in storage, heated towel rail, ensuring both practicality and luxury. There are FOUR double BEDROOMS, Master with EN SUITE and ample space for bedroom furniture, providing comfort and privacy, while the additional bedrooms offer flexibility for guests, children, or a home office.

Outside is just breath-taking with wrap-around gardens set against a backdrop of beautiful mature trees, creating a sense of tranquillity and privacy. For those who enjoy outdoor entertaining, there is a timber SUMMER HOUSE including a bar and heating with a dedicated BBQ area and paved patio providing ample seating areas around this wondrous outdoor space, perfect setting for gatherings

The property also features a single GARAGE ideal for secure parking or additional storage and a private DRIVEWAY providing ample OFF ROAD PARKING This exceptional home is ideally situated with excellent access to public transport links, reputable nearby schools, local amenities, and beautiful green spaces.

## Accommodation Comprising

Entrance Porch 5'10" x 3'3" (1.8 x 1.0)

Glazed front entrance door opens into porch with interior double glazed door opening to the hallway.

## Entrance & Hallway

A welcoming hallway with feature staircase taking you up to the first floor and doors to the lounge and kitchen. Solid wood flooring and radiator.

Lounge 15'8" x 10'5" (4.8 x 3.2 )



A comfortable lounge with feature fireplace housing a gas "living flame" effect fire and a double glazed walk in square bay window to front elevation. Radiator and obscured window to dining area.

## Lounge Feature



Open Plan Kitchen 11'1" x 7'10" (3.4 x 2.4 )



A contemporary layout, open from the dining area and out to the garden room, creating a wonderful space for entertaining family & friends. There is a range of high gloss wall and base units with complimentary sparkling "quartz" work surface and upstands. Composite sink unit with mixer tap and drainer, there is an opening to the garden room allowing ample light to flow through. Built in "AEG" oven with 5 ring gas hob above and modern extractor hood above and built in "Neff " Microwave. Space for American Fridge Freezer. Tiled walls and flooring. A door opens to the utility room.

Kitchen to Dining Area 8'2" x 7'10" (2.5 x 2.4)



The dining area has ample space for table & chairs with a double glazed window to the side elevation, radiator and open plan to the kitchen.

Garden Room 15'1" x 9'6" (4.6 x 2.9 )



A wonderful addition to this home is the light and airy garden room with double glazed windows to all aspects allowing ample light to flow through whilst enjoying views over the spectacular gardens that wrap around the property. Laminate flooring, Velux window and radiator. Double doors open out to the paved patio area

Utility 5'10" x 3'3" 13'1" (1.8 x 1.4 )

With high gloss units to base and walls, contrasting work surface and tiling to splashbacks. Wall mounted boiler, plumbing for automatic washing machine and dishwasher. Double glazed door provides access to the rear garden. A door opens to the ground floor W.C.

Ground Floor W.C. 5'10" x 3'3" (1.8 x 1.0)

Fully tiled with low level W.C. and vanity wash basin. Double glazed window and radiator.

Master Bedroom 14'5" x 10'9" (4.4 x 3.3)



A tastefully styled double bedroom with feature wall covering. Space for bedroom furniture and wardrobes. Double glazed window, radiator and door to En Suite.

En Suite 7'6" x 5'10" (2.3 x 1.8)



En suite with tiling to walls and flooring. Shower cubicle and vanity unit housing the wash basin useful storage below, close couple toilet and towel radiator.

Bedroom Two 9'10" x 9'2" (3.0 x 2.8 )



A double bedroom enjoying views over the rear garden. Double glazed window and radiator.

View from Bedroom Two



Family Bathroom 6'10" x 5'10" (2.1 x 1.8 )



The modern bathroom has tiling to walls and floor with three piece suite to include: panelled bath with overhead shower and glazed screen. Low level W.C. and feature vanity unit housing the wash basin with useful storage below. Double glazed window and towel heater.

Bedroom Three 11'1" x 8'6" (3.4 x 2.6)



A double bedroom with double glazed window to front elevation and radiator.

Garden Decking



Bedroom Four 12'5" x 8'6" (max) (3.8 x 2.6 (max))



Bedroom four is a currently used as the home office/ study. Double glazed window and radiator. Useful storage cupboards and shelving.

Gardens



Just breath taking, adorned with beautiful mature trees and attractive shrubbery. There is a paved patio and timber summer house, just perfect for dining "al fresco" The gardens are mainly laid to lawn with a walkway taking you up the steps and onto a raised deck that takes full advantage of this wonderful outdoor space. Timber fencing to boundaries and gated access to a further lawned area to the front of the property.

Rear House



### Garage & Off Road Parking

To the front of the property is a private driveway providing ample off road parking for several vehicles and access to the garage with remote control door providing vehicle access, power and light supplied.

### Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

### Land boundary



### Tenure

Tenure is Freehold

### Council Tax Band

East Riding of Yorkshire Council Tax Band D

### EPC Rating

EPC rating C

### Additional Services.

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

### Agents Notes.

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

### Free Market Appraisals / Valuations.

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

### Material Information.

Construction - Brick under tiled roof

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal -EE, Vodafone and Three okay O2 Good

Broadband - Ultrafast 1000Mbps

Coastal Erosion - No

Coalfield or Mining Area - NO

### Whitakers Estate Agents Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

### Offering On A Property

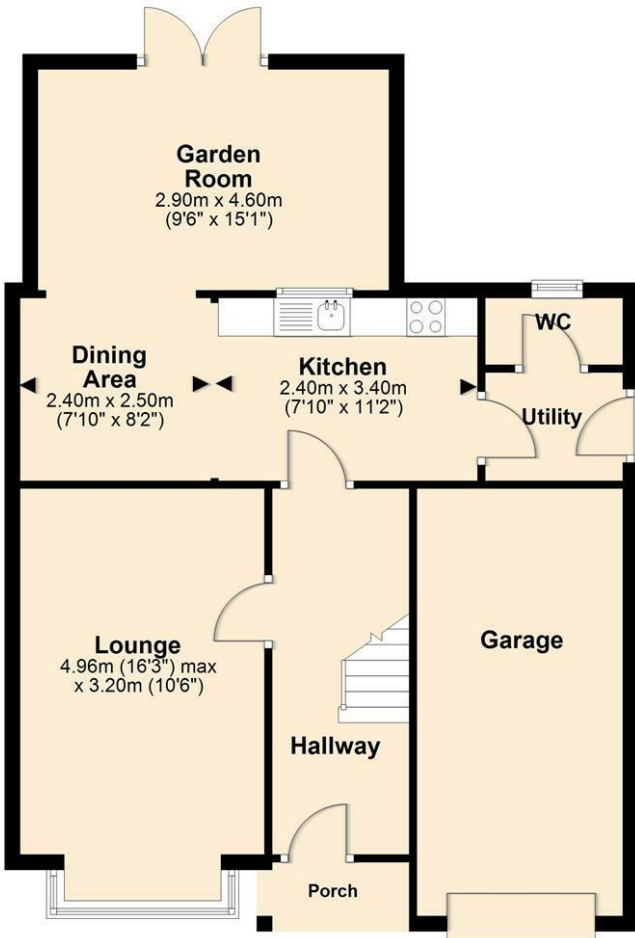
In order to progress an offer, we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract we will send a secure link to make payment and then complete the biometric checks electronically.

The cost of this is £25 per person with a maximum of £50 - the fees are non refundable.

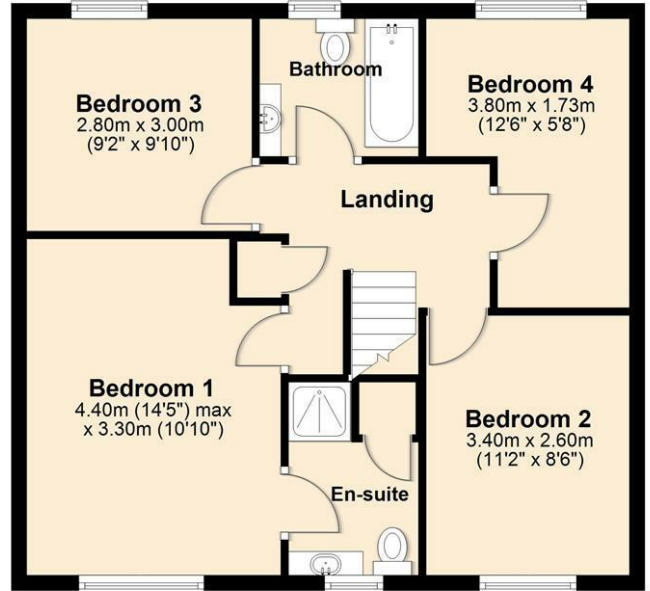
Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

# Floor Plan

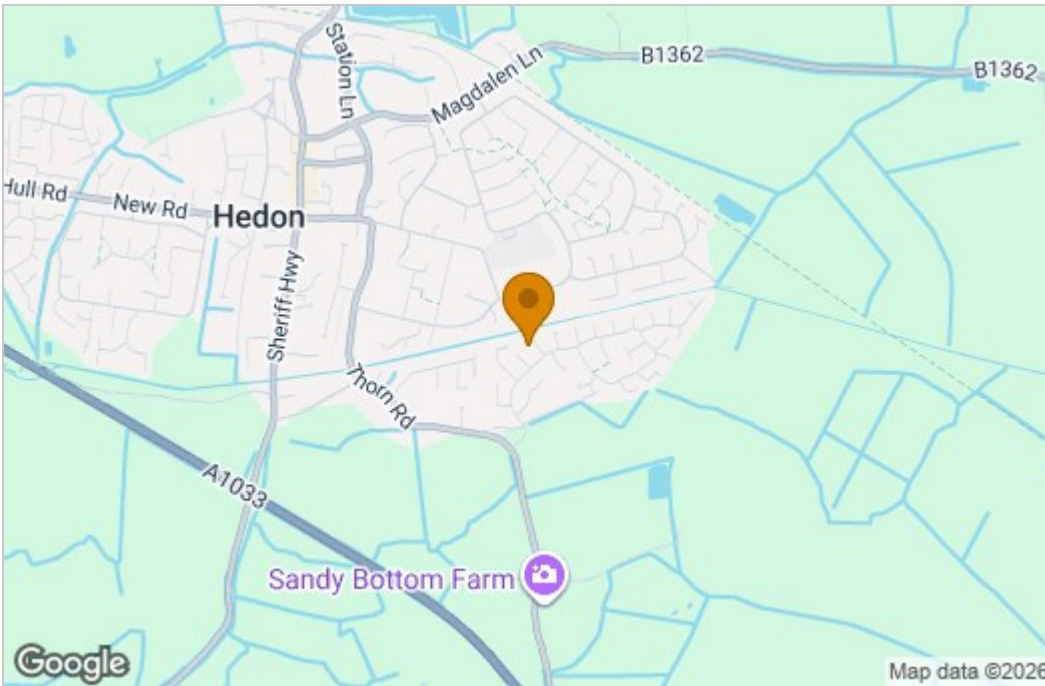
## Ground Floor



## First Floor



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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