

## 4 Bedroom Detached House

Newland Park, HULL, HU5 2DU

£499,950



- IMPRESSIVE TRADITIONAL PROPERTY • 4 BEDROOM DETACHED • UNIQUE RESIDENTIAL AREA •
- EN-SUITE • SOUND SYSTEM INSTALLED • WELL MAINTAINED GARDENS • DOUBLE GLAZING • GAS
- CENTRAL HEATING SYSTEM







## 4 Bedroom Detached House

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This is a truly fine opportunity to acquire an impressive traditional detached house of character which is set within exceptional spacious mature gardens.

The impressive internal accommodation is arranged to 2 floors and is tastefully presented with recent improvements and updating.

The accommodation briefly comprises of reception hall with a turned staircase off to the first floor, extending through from the hall is a pleasant, generously proportion bay windowed lounge, there is also a separate dining room, which sits adjacent to the lounge and just across the hall from the main dining kitchen.

The dining kitchen is bright and spacious with a range of modern units, which are further complemented with granite work surfaces and quality fixtures and fittings also with integrated appliances. Incorporated within the kitchen is space for informal dining and sofa areas. Patio doors to the kitchen provide fantastic views and access to the rear patio and garden beyond. This is a well planned domestic preparation area perfect for entertaining!

To the first floor there are 4 aesthetically pleasing bedrooms. The main bedroom has the benefit of an en-suite shower room. A further family bathroom has been the subject of complete refurbishment with a wet room Japanese style deep soaking bath and Japanese style washloo with automatic motion sensor night light. The property has been fitted with a Bang & Olufsen sound system to each level.

Outside to the rear is a mature garden which serves to enhance the overall presentation throughout. A full width patio/seating area leads directly from the main house with steps down to a further shaped patio. The garden is mainly laid to lawn with attractive shaped borders and beds housing numerous established fruit trees and a lovely display of plants, flowers and shrubs.

A superb addition to the garden is a recently built bespoke timber outbuilding with versatile uses as a workshop, home office, hobby space or bar/games room. A trio of vegetable patches are situated within the rear garden as is a spacious greenhouse.

There is also a garage which is larger than average also with a workshop and boiler room. The garage has water, power and light and an automated entry system. The garage sits at the head of the private drive. Further multi-vehicle, off-road parking or hard standing to the front of the property create easy access from Newland Park.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and alarm, double glazing throughout with many interesting features too numerous to mention.

Internal viewing is not only highly recommended, but is essential in order to appreciate the size and standard of the accommodation on offer.

## Location

Newland Park is a unique residential area surrounded with high calibre properties. This desirable property is perfectly placed with easy access to all amenities much needed for day-to-day living.

There are reputable schools, colleges and academies and the University of Hull are all conveniently situated for those with a growing family.

Regular public transport connections provide easy access in and out of the city.

The Hull Royal Infirmary and the Castle Hill Hospital are just a short commute from the property.

Hull city centre is just a short distance with the Paragon road and rail connections, creating easy outbound travel. Cottingham village and the historic market town of Beverley are also just a short distance from the property.

Other amenities in the area include a health centre, doctor's surgery, post office and library.

For those wishing to spend quality time with friends and family there are many busy, vibrant, multicultural, cafe bars and restaurants to choose from along the neighbouring Princes Avenue, extending through to Newland Avenue.



## Property Description

### Ground Floor

**Entrance** - Front entrance door with glazed side screen windows leads through to the entrance hall.

**Entrance Hall** - Spindle turned staircase off to the first floor.

Under stairs cloaks/meter cupboard.

Alarm Panel

Wall light points.

Radiator.

Oak laminate flooring.



**Bay Windowed Lounge** - 19' 2" x 17' 5" (5.85m x 5.33m)

Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Ornate fire surround with marble effect back and hearth housing a coal effect living flame gas fire.

Sound system installed.

High-level picture rail.

Coving.

Radiator.



**Dining Room** - 13' 4" x 11' 3" (4.08m x 3.43m) Extremes to



extremes.

Double glazed bay window with aspect over the front garden area.

Coving.

Radiator.

Oak laminate flooring.

### **L-Shaped Dining Kitchen - 21' 9" x 19' 3" (6.65m x 5.89m)**

Extremes narrowing to 3.05m to extremes narrowing to 1.92m

Double glazed patio doors with matching overhead screen window, providing views and access to the rear patio and gardens beyond.

Also there are dual aspect double glazed windows also looking out over the rear garden area.

Part glazed rear entrance door.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Integrated dishwasher

Granite work surfaces with a built-in 1&1/4 bowl single drainer sink unit with a swan neck mixer tap over.

Space for a range style cooker with a stainless steel funnel hood extractor fan over and a contrasting tiled splash back surround.

Space for an American style fridge freezer.

Built-in wine cooler.

Recessed down lighting.

Sound system.

Radiators.

Engineered oak flooring.

Built in window seat with storage below



**Utility Area** - Double glazed window with aspect out over the side elevation.

Built-in storage shelving.

Plumbing for automatic washing machine.

Space for tumble dryer.

**GF WC** - 2-piece suite comprising of wall mounted wash hand basin and low flush W.C. with splash back surround.

Double glazed opaque window. .

## **First Floor**

**Landing** - Double glazed window with aspect over the rear garden area.

Recessed downlighting.

Radiator.

### **Bedroom One & En-suite - 15' 10" x 12' 3" (4.84m x 3.74m)**

Extremes to extremes plus door access.

Double glazed picture window with aspect over the front garden area.



Coving.  
Radiator.

En-suite has a 3 piece suite comprising of a walk-in shower enclosure, wall mounted wash hand basin and low flush W.C. with a contrasting tiled surround.

High gloss panel ceiling with recessed down lighting. Extractor fan.

Double glazed opaque window.

Chrome wall mounted towel rail/radiator.

**Bedroom Two - 14' 6" x 10' 2" (4.42m x 3.11m)** Extremes to extremes.

Double glazed window with aspect over the front garden area.

Sound system.

Radiator.

**Bedroom Three - 11' 2" x 10' 1" (3.42m x 3.09m)** Extremes to extremes.

Double glazed window with aspect over the side elevation.

Built in storage cupboard with matching overhead storage unit.

Recessed downlighting.

Sound system.

Radiator.

**Bedroom Four - 8' 9" x 6' 11" (2.69m x 2.12m)** Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

**Bathroom** - 4 piece suite comprising of a wet room with fixed shower screen, rainwater showerhead and regular shower flexi hose, Japanese style deep soaking bath, built-in wash hand basin with storage space beneath and low flush Japanese style washloo. all with contrasting tiled marble effect surround. The suite is fitted with motion sensed night lighting

High gloss panel ceiling with recessed down lighting.

Sound system.

Polished aluminum fittings to the sanitary ware.

Extractor fan.

Wall mounted polished aluminum towel rail/radiator.

Contrasting coordinating tiled flooring

Double glazed windows.

## Exterior

**Rear Garden** - Outside to the rear is a raised patio/seating area with steps down to the main garden.

The main garden is laid to lawn with shaped borders and beds housing numerous established mature trees, plants, flowers and shrubs.

There are fruit trees inset and within the main garden beyond the house is a block paved shaped patio/seating area with raised flower and shrub borders.

A further seating area is inset within the rear boundary.

To the rear elevation there is a bespoke timber outbuilding.

Also perfectly situated within the rear boundary is a spacious greenhouse with toughened glass.

There is a vegetable patch inset within the rear garden.

The garden itself is enclosed with a high-level evergreen and copper beech hedge screening offering a large degree of privacy.

The garage sits at the head of the private drive.

External water supply.

**Timber Outbuilding - 15' 4" x 14' 3" (4.7m x 4.36m)** To the rear elevation there is a bespoke timber outbuilding with

versatile use as a home office, study, bar or workshop.

The building has a further raised decking, patio and seating area and double glazed French doors provide access through to the main building.

Double glazed windows looking out over the rear garden area and the raised decking patio.

Power and light.

Further high level storage

#### **Garage - 30' 3" x 12' 4" (9.24m x 3.78m) Narrowing to 2.23m**

The garage also has a separate boiler room with lots of storage space and storage shelving.

Water, Power and light.

Wall mounted gas central heating boiler.

There is also a further storage space to the roof void.

**Front Garden -** The front garden area has been laid mainly with fine stone pebbles for ease of maintenance and further to create a multi vehicle off-road parking space or hard standing area.

The private drive extends along the side elevation thus creating further off road parking.

The garden itself has low-level flower and shrub borders with ground covering mature trees, plants, flowers and shrubs all sat behind a mid-level wrought iron railed enclosure.

To the front door is a sensor light and automatic dusk to dawn led lighting at the drive entrance.

#### **Council tax band: E**

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.









Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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