

3 Bedroom Detached Bungalow

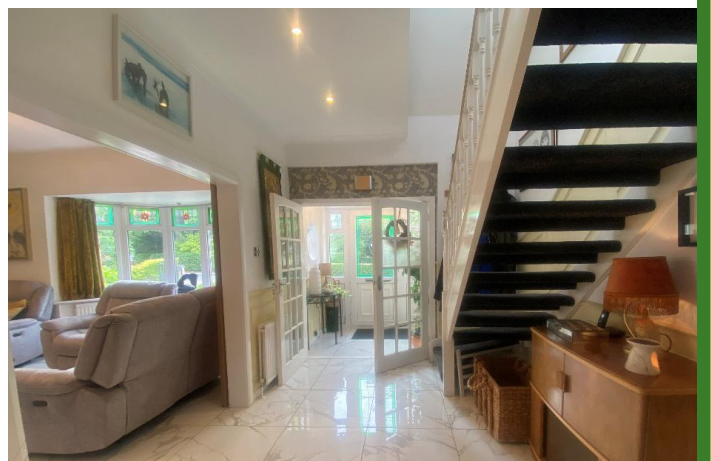
Newland Park, Hull, HU5 2DR

Offers Over

£550,000



- SET WITHIN MAGNIFICENT GROUNDS & GARDENS • WITHIN PRESTIGIOUS CONSERVATION AREA •
- BRIGHT AND SPACIOUS DETACHED PROPERTY • ATTRACTIVE DINING KITCHEN • 3 BEDROOMS & 2
- BATHROOMS • OFF ROAD PARKING & 2 GARAGES • MUST BE VIEWED • DOUBLE GLAZING • GAS
- CENTRAL HEATING SYSTEM





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A truly superior property set within magnificent gardens and grounds. It is rare to find a property of this calibre which is perfectly located within a unique, prestigious conservation area. The property is stunning both internally and externally. Purchasers who are looking to find a truly special home will be so impressed with the size and standard of the property on offer. A detached bright and spacious property which has been lovingly improved by the present owners, thus creating a move into condition property.

This handsome property is set back from the road with entry and exit horseshoe drive.

The property is arranged to 2 floors having been the subject of a tasteful and stylish finish with a blend of original features together with recently fitted quality fixtures and fittings. The internal accommodation briefly comprises of a reception hall, bright and spacious lounge, attractive dining kitchen with quality fixtures and fittings and a utility/laundry room. To the ground floor there are 2 aesthetically pleasing and generously proportioned bedrooms and impressive shower room. To the first floor there is a further double bedroom, a high spec family bathroom with a quality suite and coordinating fixtures and fittings. Outside to the rear the garden is outstanding and serves to enhance the overall presentation throughout. The garden and grounds lend themselves to quiet, peaceful leisure areas in which to relax. However, the current owners have thought of everything to include a multifaceted entertaining area with patio/seating areas inset. There is also a BBQ area, outside fireplace, summerhouse and gardener's shed. The garden is mainly laid to lawn with a magnificent display of trees, plants, flowers and shrubs within the shaped borders and beds. To the front of the property is a horseshoe drive with double and single garages extending from the private drive areas.

Discerning purchasers shouldn't hesitate to view this unique and very special property!

Location

Newland Park is a development one would aspire to with a blend of historic & aged properties and modern self builds.

The area is well served with a wealth of amenities all within a convenient proximity from the property. There are busy independent traders, high street supermarkets and stores close by. However, for a more extensive shopping experience Hull city centre and the village of Cottingham are almost equidistant from the property.

The catchment area for schools, colleges and academies are highly sought after and well known with a superb educational reputation. The University of Hull is quite literally around the corner.

Other amenities include a doctor's surgery, opticians and library.

For those wishing to spend quality time with friends and family the area has a unique cosmopolitan vibe as there are many cafe bars and family restaurants to choose from!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with stained glass and leaded detail inset leads through to an entrance porch.

Entrance Porch - Double glazed windows and feature porthole windows.

Mid level feature paneling.

High gloss marble effect tiled flooring.

Multi paned French doors lead through to the reception hall.

Reception Hall - Spindle staircase off to the first floor. Recessed downlighting.

Coving.

Radiator.

High gloss marble effect tiled flooring.

Double sliding doors lead through to the lounge.

Lounge/Dining Room - 15' 8" x 23' 11" (4.8m x 7.3m)

Extremes narrowing to 4.16m to extremes narrowing to 3.0m.

L-Shaped.

Dual aspect and open plan through to a dining room or garden room area. .

Double glazed bay window with a stained glass and leaded feature top openers looking out over the front



garden area.

Double glazed windows looking out to the side elevation and rear garden area and double glazed patio doors providing views and access to the rear garden area.

Modern fireplace with matching back and hearth housing a coal effect living flame gas fire.

Within the main lounge is a recessed DEFRA approved log burning STOVAX fire.

Recessed downlighting.

Coving.

Radiators.

High gloss marble effect tiled flooring.



Dining Kitchen - 17' 11" x 14' 4" (5.47m x 4.38m)

Extremes to extremes.

Double glazed window with aspect over the rear garden area.

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

Coordinating roll edged laminate work service housing a ceramic 1&1/2 bowl single drainer sink unit with a swan neck mixer tap over and a contrasting tiled splash back surround.

Matching glazed display cabinet.

Solid wood work surface, which also doubles as a breakfast bar.

Space for a range master cooker with a stainless steel and glass funnel hood extractor fan over also with a tiled splash back surround and a feature porthole window adjacent.

Further range of units sit within the dining area.

Built in wine racks.

Space for American style fridge freezer.

Plumbing for dishwasher.

Space for a good sized dining table.

Recessed downlighting.

Coving.

Radiators.

Classic upright classic style radiator.

To the dining area, there is solid wood herring bone style flooring.

To the main kitchen area is oak panel flooring.



Utility Room - Roll edged laminate work surface housing a sink unit with a mixer tap over and a tiled splash back surround.

Plumbing for automatic washing machine.

Wall mounted gas central heating boiler.

Double glazed rear entrance door.

Coving.

Partial tiling to the walls.

Shower Room - Double shower enclosure with chrome effect, flexi shower and rain water shower head with a contrasting tiled surround, built in vanity his and hers wash hand basins with storage space beneath, also with a high gloss tiled splash back surround, illuminated mirror over and low flush W.C
Chrome effect towel rail/ radiator.
Chrome fittings to the sanitary ware.
Recessed storage space.
Double glazed opaque window.
Extractor fan.
Recess downlighting.
Coving.
High gloss coordinating tiled flooring.

Bedroom One - *12' 9" x 11' 5" (3.91m x 3.49m)* Extremes from the front of the fitted wardrobes to extremes .
Double glazed window with aspect over the rear garden area.
Range of high gloss fitted wardrobes with shelves and hanging space.
Matching drawer unit adjacent.
A further built in dressing table unit with storage space beneath.
Feature paneling.
Wall light points.
Coving.
Radiator.
Solid oak flooring.

Bedroom Two - *11' 6" x 9' 5" (3.51m x 2.88m)* Extremes to extremes.
Double glazed window with aspect over the front garden area.
Coving.
Radiator.
Solid oak flooring.

First Floor

First Floor Landing - Mid level feature paneling to the walls.
Recessed down lighting.
Fitted skylight window.
Built in storage cupboard.

Bedroom Three - *11' 2" x 10' 10" (3.42m x 3.32m)* Extremes to extremes plus window recesses.
Dual aspect double glazed windows looking out over the front and rear gardens.
Range of slide robes.
Storage space to the eaves.
Recessed down lighting.
Radiator.
Oak grained effect flooring.

Bathroom - Comprising of a free standing roll top claw & ball foot bath tub with a chrome effect Victorian style shower attachment, walk in bespoke shower enclosure with chrome effect flexi shower head and rain water shower head over with a contrasting tiled surround, low flush W.C. and a wall mounted his and hers vanity wash hand basins with storage space beneath.
Chrome fittings to the sanitary ware.
Classic style radiator/towel rail.
Double glazed opaque window looking out over the front garden area.
Double glazed skylight window.
Extractor fan.

Recessed down lighting.
Coordinating high gloss tiled flooring.

Exterior

Rear Garden - Outside to the rear is a full width, block paved, raised and shaped patio/seating area.
Circular water feature inset and chimenea.

Raised feature flower and shrub borders which are well stocked.

Steps down to the main garden area.

The garden is mainly laid to lawn and shaped with a well stocked display of mature trees, plants, flowers and shrubs.

Summer house with a decking patio/seating area, lighting and internal & external power sockets.

Greenhouse inset.

A path extends to the rear where there is a gardener's shed with power and light.

A path to the main patio area is set beneath a timber pergola.

There is also a further BBQ and seating area with double brick built BBQ. The patio is laid with tiled flooring, external lighting, power and storage space.

External log store.

High level wrought iron access gate within a brick built arch leads to the block paved private drive.

External water supply.

External lighting and power.

Garages - A single garage sits at the head of the private drive.

Automated roller shutter door, power and light.

Service door from the main garden area.

A timber and trellis rose arch leads through to a further garage.

This is a double garage with automated roller shutter door, power and light.

Service door from the main garden area.

Further storage space to the roof void.

Front Garden - Mainly laid to lawn with a mid level evergreen hedge to the boundary.

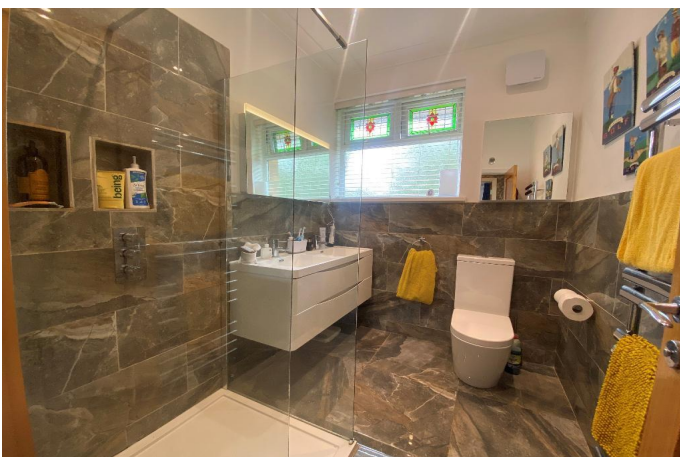
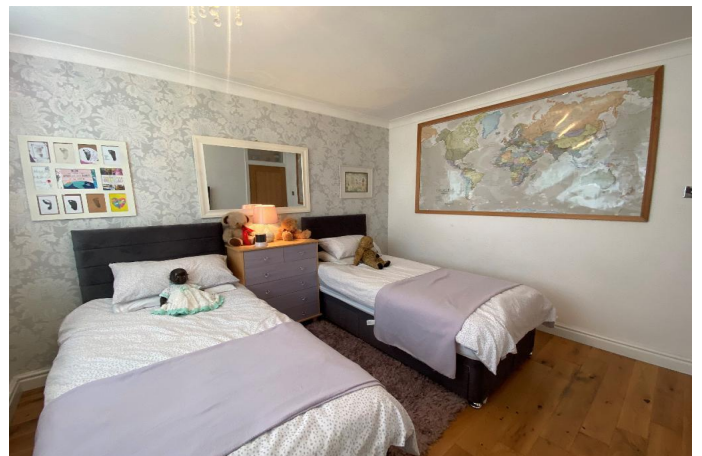
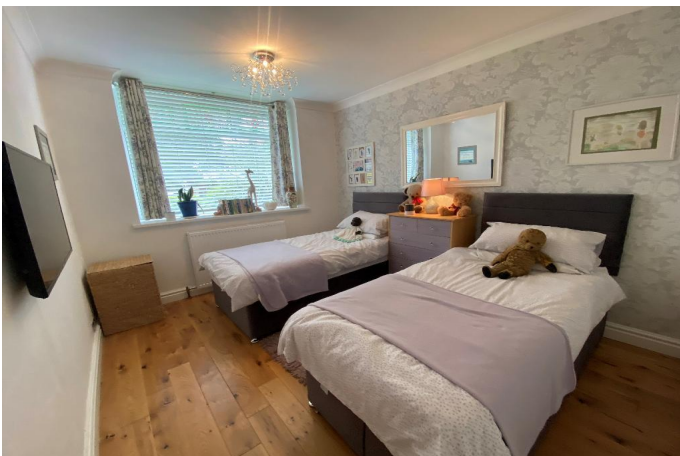
Horseshoe block paved drive with ornate wrought iron drive gates.

Evergreen conifer and firs.

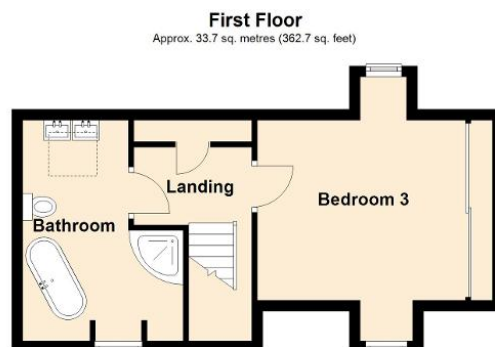
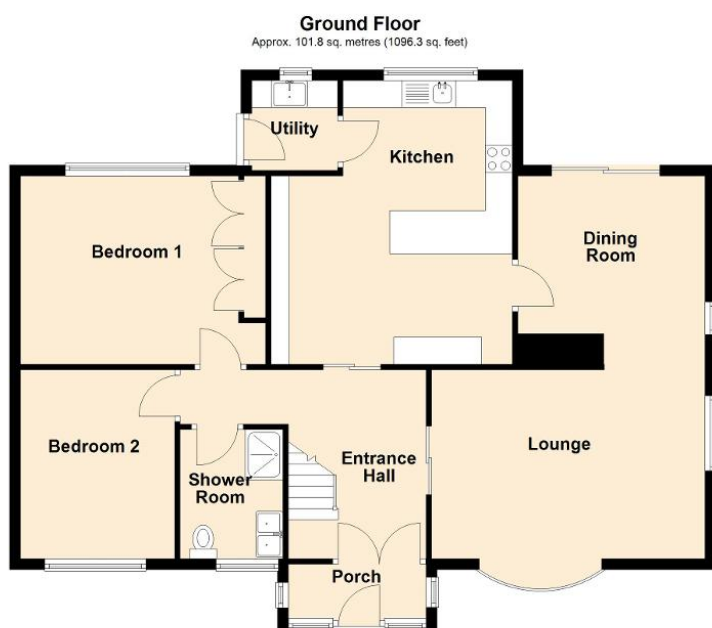
External lighting.

Council tax band: E

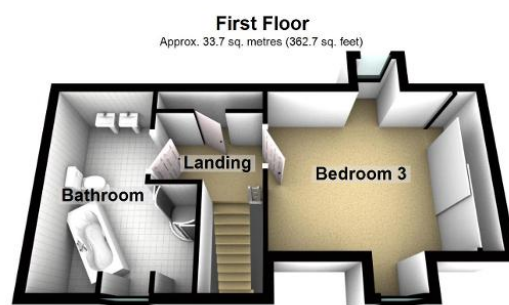
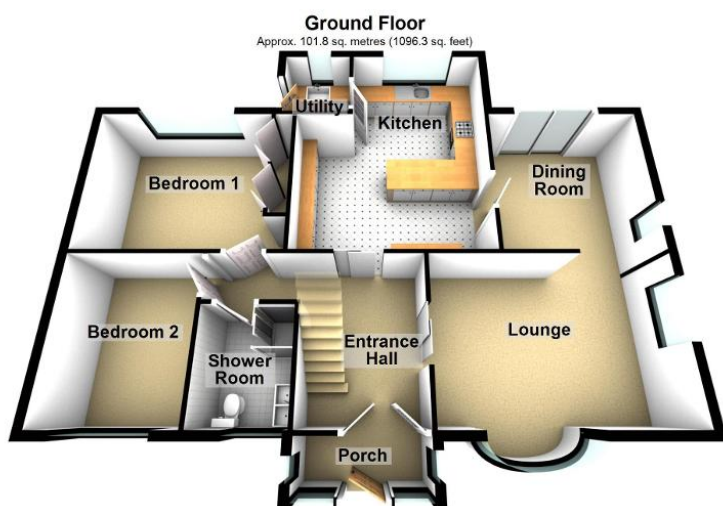
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Total area: approx. 135.5 sq. metres (1459.0 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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