



**38 Staunton Park, Hull, HU7 3GB**

**£320,000**

Welcome to this stunning five bedroom detached house located in the desirable area of Staunton Park, Kingswood. This property boasts two spacious reception rooms, downstairs wc, three en-suites and a family bathroom, making this property ideal for the growing family. The property features an integral garage and also parking space for up to two vehicles, this property must be viewed early to avoid disappointment!

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This attractive property is tucked away in this cul-de-sac location and is deceptively spacious throughout! Presented to a high standard and situated on the ever popular Kingswood Parks development. Installed with gas central heating and uPVC double glazing. The ground floor of the accommodation briefly comprises; welcoming entrance hallway, w/c, integrated garage, family room, lounge with French doors to the rear garden, stunning dining kitchen, also with French doors. To the first floor are three bedrooms, family bathroom and two En-Suites. To the second floor you will find two further bedrooms and a further En-suite. The exterior of the property has off street parking to the front aspect for two vehicles, access to the garage and a fully enclosed large rear garden with lawn, patio and decked areas.

This home is truly stunning and an early viewing is highly recommended!

#### Ground floor

##### Entrance hallway

Spacious hall with entrance door and windows, laminate flooring, radiator and doors to:

##### W/C

With window, laminate flooring, pedestal hand wash basin and low flush w/c

##### Family Room

A lovely family room to the front aspect with two windows allowing lots of natural light flood the room, laminate flooring.

##### Dining Kitchen

Modern fitted kitchen which includes granite worktops, a range of wall and base units with integrated double electric oven, six ring gas hob and extractor over. Integral sink with drainer, space for fridge freezer and washing machine. Feature paneling to the walls to the dining area which has space for family dining table and French doors which over look and give access to the rear garden.

##### Lounge

A spacious lounge featuring lots of natural light via French doors and long windows which overlook the rear

garden, carpet flooring.

#### First Floor

Landing with access to:

##### Master Bedroom

With feature paneling to the walls, three windows to the front, carpet flooring, large built in storage cupboard and En Suite.

##### En Suite

With window to the front aspect, wc, pedestal wash basin and large shower enclosure featuring a mains shower.

##### Bedroom two

With window to the rear aspect, carpet flooring and access to the second En Suite.

##### Bedroom three

With window to the rear aspect , carpet flooring and also access to the second En Suite.

##### En Suite

With window to the rear aspect, wc, pedestal wash basin and shower enclosure featuring a mains shower.

##### Family Bathroom

With window to the side aspect, part tiled walls, low flush w/c, pedestal hand wash basin and panel enclosed bath.

Stairs to the second floor, landing with access to:

##### Bedroom Four

With four velux windows to the front and rear aspects, carpet flooring. Door to:

##### En Suite

With velux window, wc, pedestal wash basin and corner shower enclosure featuring a mains shower.

##### Bedroom Five / Office

This room is currently being used as the home office. With velux window and carpet flooring.

#### Exterior

The exterior of the property has off street parking to the front aspect for two vehicles, access to the garage and a fully enclosed, well tended, large rear garden with lawn, patio and decked areas.

#### Disclaimer

-None of the services, fittings or equipment referred to in these particulars have been tested and we are

therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

-Room Measurements in these particulars are only approximations and are taken to the widest point.

-An EPC is held for this property and is available for inspection at the branch should you wish to view. It is also available online through the properties details on our website [www.urbanpropertyhull.co.uk](http://www.urbanpropertyhull.co.uk).

-To arrange a viewing for this property please contact Urban Property 01482 226560.

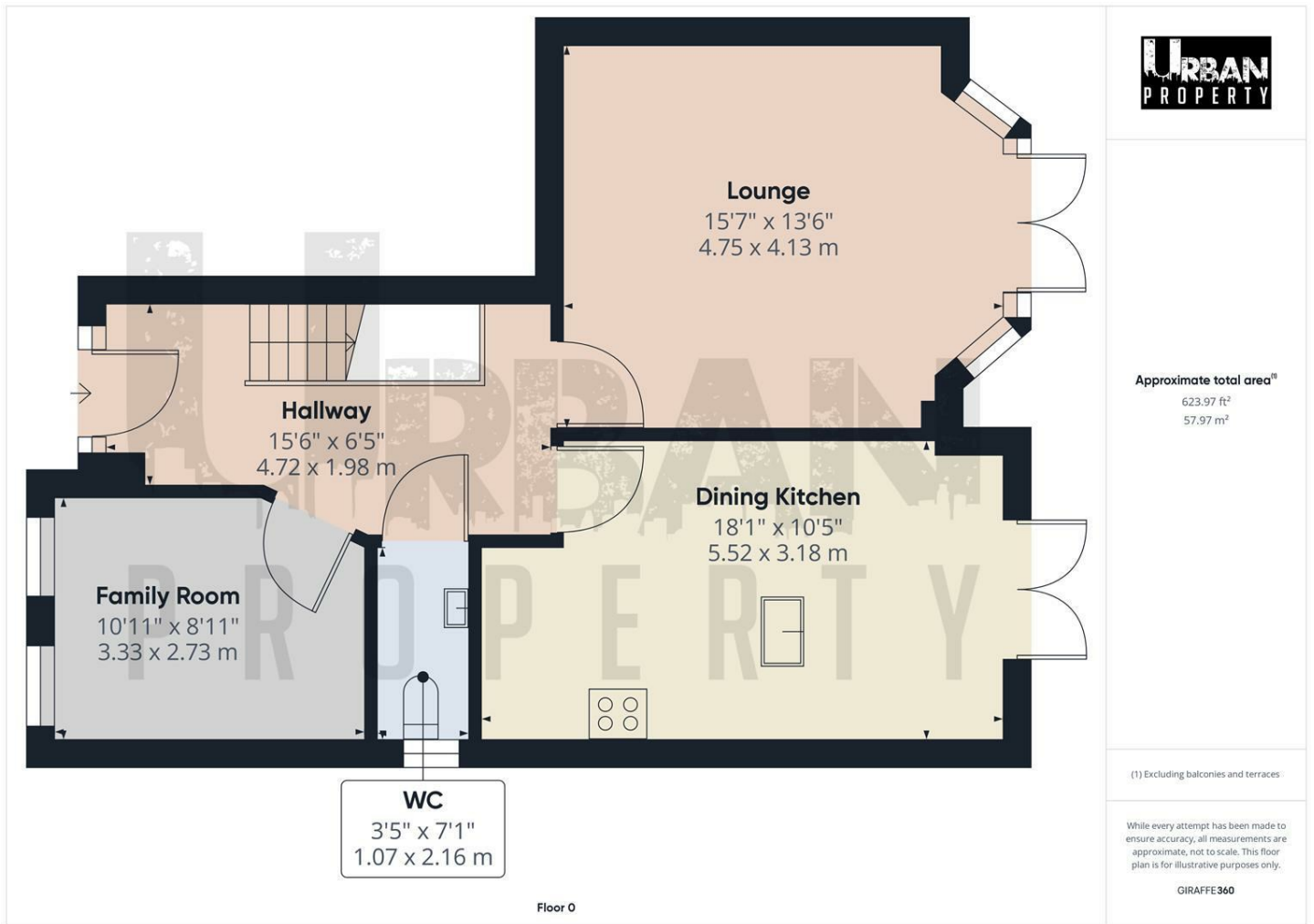
-If you require a Mortgage to purchase this or any other property, we offer a free Mortgage Consultation with an independent Mortgage Broker. Please ask for further details.

All mortgages are subject to status and valuation.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



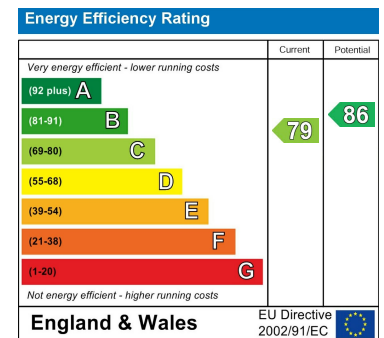
## Floor Plan



## Area Map



## Energy Efficiency Graph



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