



Marlborough Avenue, Kingston upon Hull
Offers in excess of £290,000





KEY FEATURES

- Avenues Property
- Terraced House
- 3 Double Bedrooms
- Open Plan Living
- Private Garden
- Garage
- Edwardian Features
- Desirable Location
- Transport Links
- Total Area 140 square metres
- EPC rating C



DESCRIPTION

We are delighted to bring to the market this stunning Edwardian family home! This gorgeous house retains many of its period features and its formality but with the juxtapose of a truly modern, 21st Century open-plan living and entertaining area. This property is offering all of the charm of period living but with the practicality and functionality of a modern-built family residence.

Welcoming you into the property is the Edwardian Porchway, retaining the period floor and wall tiling, cast iron railings, original entrance door and stained glass windows, all setting the theme for what you are about to experience throughout the building.

The generous Entrance Hallway is set to polished Oak flooring, Pitch Pine panelled doors lead you to the formal sitting room at the front and to a modern open-plan living area at the rear. Look up and you are greeted by Edwardian plasterwork consisting of cornicing, decorative corbels and detailed mouldings. Original timber skirting, architrave and dado all still remain to set the period feel.

Into the South-facing sitting room you are immediately drawn to the grandeur of the bay window which has been meticulously re-created to the original design, blending the efficiency of new double-glazed units with the elegance of the original stained glass top lights, a feature which flood the room with rich colour as the midday sun shines through. The dramatically high ceiling, adorned with original plasterwork cornicing and an elaborate ceiling rose lends itself to either a full Edwardian decor renaissance or to a modern theme with a nod to the history of the house, as is the current style. As with the entrance hallway, original timber skirting, architrave and picture rail remain.

As you leave the Hallway into the rear entertaining area you would be forgiven for feeling that you had stepped into a custom-built new property. The seating area boasts contemporary column radiators, an integrated cinema sound system, a large projection screen and cinema style lighting, providing the perfect environment for a movie night with a friends or the family.

Into the dining area, natural light floods in through three automated and remotely-controlled VELUX rooflights, a 10 or even 12-seater dining table could be comfortably accommodated in this area.

The executive kitchen offers a range of floor, wall and larder units, all finished in a high-gloss cream and walnut combination. Externally-vented extraction quickly clears any cooking smells and steam allowing the entertaining environment to remain controlled. Equipped with dual, high-level conventional and combination ovens, a counter-flush induction hob, integrated refrigeration, integrated dishwasher and integrated wine cooler there really is every provision for every event.

Under and in-cupboard lighting join with the mood lighting system in the main ceiling allowing for a lighting theme to suit any occasion, twined with the piped music system from the dining and seating areas, this whole room can be combined as one when entertaining a large group.

Leading into the garden, access to the terrace is through double French doors from the dining area and a single door from the kitchen lobby area, all are Upvc, multi-lock security doors with integral binds.

Between the two sets of doors a Swedish CONTURA free-standing wood burning stove stands proudly, not only providing a statement piece but also a source of rapid heating for this vast area, in the winter months.

A W.C and Laundry room are conveniently located directly from the kitchen lobby, providing a W.C, sink with a drainer, a selection of wall and base cupboards and also plumbing and power are available for both a washing machine and a tumble dryer.

Over-sized, highly polished porcelain tiles not only tie these three areas together as one but also reflect the natural daylight from the VELUX roof lights and French doors making this a light, airy and welcoming entertaining room.

Directly off the kitchen is a larder room, providing additional ambient storage.



As you head up the wide staircase you are treated to a spacious, split-level landing area from which three double bedrooms, a family bathroom and a fully boarded loft are accessed. The hand-turned balustrade, pitch pine panelled doors, skirting and dado rail continue the Edwardian architectural styling. Bedroom No. 3 is a comfortable double or a single and home office. A Upvc double glazed sash style window provides views across the rear garden and the original skirting and dado rail frame the room.

The Family bathroom is compact but perfectly formed, there is a "P shape" bath with a rainfall shower over, a large vanity unit and chrome "ladder" towel rail. High polish floor to ceiling ceramic tiles, excellent lighting provision and an extraction system all make for a modern bathroom experience.

Bedroom No. 2 is bursting with Edwardian Charm, there is a period cast iron open fire place with decorative tile inserts and hearth and the built-in closet also remains. The high ceiling and large Upvc double glazed sash style window make this a light and airy room at the heart of the house. There is an airing cupboard adjacent the window which houses a recently-installed IDEAL 35 gas-fired combination boiler.

Bedroom No. 1 is a vast room which shares the same grand bay window as the Sitting room below, this window has also been re-created to the Edwardian design and incorporates both new double-glazed units and the original stained glass top lights, natural daylight also floods this room from a secondary window above the front entrance porchway. Edwardian features continue in abundance in this grand room, from the magnificent slate fireplace to the pitch pine skirting and dado, the original plaster cornicing and wall closet all provide a stunning period experience. Fitted, sliding wardrobes with internal lighting flank the east wall and provide ample clothing storage, spending time in this room at any time of the day is a joy!

The large loft is fully boarded, with two large fluorescent strip lights for great lighting and accessed conveniently from a steel pull-down ladder.

The rear garden is an oasis of tranquillity, the terrace area is of low-maintenance composite decking with integral lighting. There is a beautiful raised pond with a blade water feature, providing a calming soundscape which can be seen and heard from the meditation bed. The garden is currently separated into two areas, one laid to lawn with borders but walk through the Rose arch and there is an area currently set for home-growing vegetables, lighting around the garden allows enjoyment of this area by day or night.

To the very rear of the property is a large garage and workshop with power sockets, lighting and shelving. There is a recently-installed security roller-shutter which is both powered and remotely-controlled, providing convenient parking for a car and significant storage all accessed from a secure Ten-foot to the rear.

Do not delay in arranging your viewing of this stunning family property, enviably located in the heart of Hulls Avenues Conservation area.

Gorgeous living space set in a stunning period building, this 3 bedroom house offers a beautiful reception room, contemporary kitchen and a sought after location...it is quite unique in its offering!



PARTICULARS OF SALE

Entrance Hallway

1.51m x 4.06m (5'0" x 13'4")

A wide reception area with polished Oak flooring and many Edwardian features, full of natural daylight through the original stained glass windows, make for an impressive and imposing entrance to this property.

Sitting Room

4.13m x 4.5m (13'6" x 14'10")

A grand South-facing reception room, flooded with natural daylight through the vast bay window. High ceilings and ornate features fill this room with period character.

Open Plan Living Area

5.48m x 9.81m (18'0" x 32'2")

A truly exceptional entertaining area offering a beautiful and multi-functional open-plan space for all of the family and for entertaining friends. Usually the hallmark of contemporary homes, this hugely extended room compliments the Edwardian grandeur of this house perfectly, with it's own grand proportions. A fabulously versatile room, flooded with natural daylight and bursting with technology and modern equipment, the most sociable of families will be perfectly catered for here.

Pantry

1m x 0.79m (3'4" x 2'7")

Excellent additional ambient storage for long-life or bulk items, the preserve of a large house and essential for those who have a large family or love to entertain!

WC & Laundry Room

A very conveniently located room offering full laundry facilities, a W.C and wash basin, spacious and well-appointed.

Split level Landing

1.66m x 5.81m (5'5" x 19'1")

A grand and elegant split-level room, providing access to the three well-proportioned bedrooms, the family bathroom and a vast boarded loft, retaining many period features.

Bedroom No. 1

5.42m x 3.78m (17'10" x 12'5")

An impressive bedroom with a huge bay window and secondary window, original characterful interior features including period cornice, stained glass windows, grand slate fireplace and convenient wardrobe storage.

Bedroom No. 2

3.63m x 3.46m (11'11" x 11'5")

A bright and welcoming large second bedroom, boasting many period features including wall closets and Edwardian cast fireplace and tiled hearth. A tall double-glazed sash window floods the room with daylight.

Bedroom No. 3

3.12m x 3.62m (10'2" x 11'11")

A comfortable double bedroom or single bedroom cum home office, with views over the garden through a large double glazed sash window.



Bathroom

1.37m x 2.48m (4'6" x 8'1")

A bright and very well-equipped bathroom, offering a rainwater over-bath shower and many other state-of-the-art fittings. Excellent lighting and extraction make this bathroom a pleasure to spend time in, floor-to-ceiling wall tiling add to the contemporary feel of this room.

Garage

4.74m x 5.52m (15'7" x 18'1")

A well-proportioned garage providing off-road parking, beneficial additional storage space and a workshop area. Complete with a recently-installed powered and remotely-controlled security roller shutter, extensive power sockets and lighting, together make this an amazing addition to an already fabulous home!

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: C

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

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These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

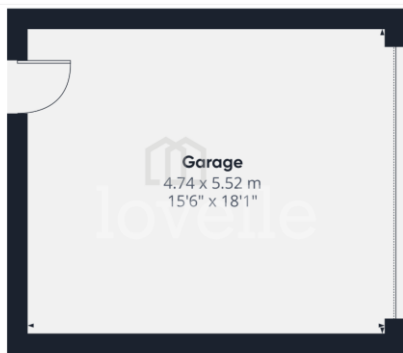
FLOOR PLANS



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Approximate total area⁽¹⁾

134.98 m²
1452.91 ft²

Balconies and terraces

19.1 m²
205.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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