



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **14 The Oval, Hull, HU8 8PN Offers in the region of £375,000**

**GARDEN VILLAGE ALERT - FOUR BED SEMI DETACHED - FRONT AND REAR GARDENS - OFF STREET PARKING - FOUR RECEPTION ROOMS - NO ONWARD CHAIN.**

Symonds and Greenham proudly present this magnificent four bedroom semi detached property situated on the coveted The Oval in Garden Village. This prestigious home offers a spacious and luxurious living experience with a vast array of desirable features.

Upon entering, you'll be greeted by the grandeur of the property. The four reception rooms provide ample space for entertaining guests, hosting family gatherings, or creating separate areas for relaxation and leisure. The beautiful open kitchen is a chef's dream, complete with a stylish island that serves as a focal point for both cooking and socialising. It seamlessly connects to the rear garden through bi-fold doors, creating a harmonious indoor-outdoor flow and allowing for easy al fresco dining and entertainment.

Upstairs, you'll find four generously sized bedrooms, providing plenty of space for family members or guests. The primary bedroom boasts an en suite bathroom, offering a private retreat for relaxation and convenience. The remaining bedrooms are equally spacious and comfortable, accommodating a variety of needs. The modern chic bathroom is thoughtfully designed, featuring contemporary fixtures and finishes, providing a serene space for personal care and rejuvenation.

Additional features of this remarkable property include a fully insulated loft, a new boiler and an immaculate rear garden that offers a tranquil haven for outdoor enjoyment and relaxation. Off-street parking to the rear can



## GROUND FLOOR

### PORCH

a welcoming entrance with door to...



### FAMILY ROOM

11'5 x 14'1 max (3.48m x 4.29m max)

a fantastic reception room adjoining the kitchen and conservatory, providing an additional space to relax



### ENTRANCE HALL

with stairs to first floor and door to dining room, living room and family room



### KITCHEN/DINER

18'1 x 16'0 max (5.51m x 4.88m max)

a fantastic modern kitchen with a range of eye and base level units with complementing work surfaces, island base units, induction hob and overhead extractor fan, two integrated double ovens, integrated dishwasher, sink basin with drainer unit and integrated fridge freezer



### DINING ROOM

12'5 x 12'1 max (3.78m x 3.68m max)

a well presented reception room with fireplace



### LIVING ROOM

15'6 x 12'6 max (4.72m x 3.81m max)

a delightful, spacious living room with gas fire and bay window



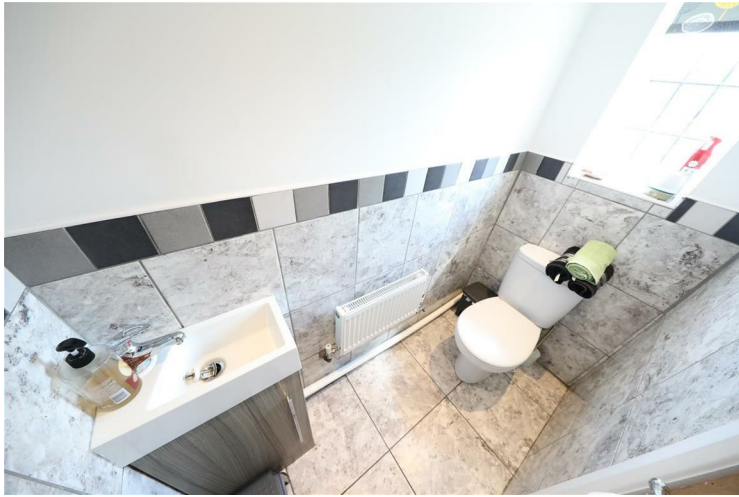


## UTILITY ROOM



## W/C

with low level w/c and plumbing for washing machine



## BOILER ROOM

6'2 x 4'6 max (1.88m x 1.37m max)

## FIRST FLOOR

## LANDING



## BEDROOM 1

10'5 x 10'6 max (3.18m x 3.20m max)

a superb primary bedroom with bay window, fitted wardrobes and door to...



## EN SUITE

tiled throughout with heated towel rail, sink basin with vanity unit and shower cubicle

## BEDROOM 2

14'1 x 11'6 max (4.29m x 3.51m max)

a fantastic double bedroom with storage cupboards and feature fireplace



## BEDROOM 3

12'6 x 10'9 max (3.81m x 3.28m max)

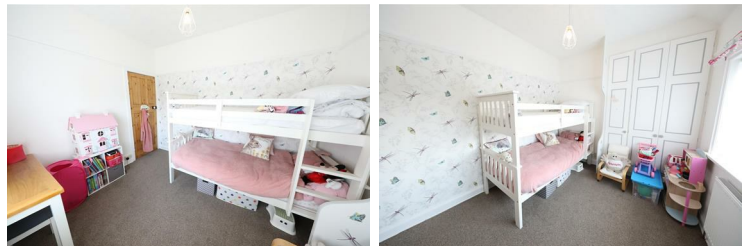
a lovely double bedroom with fitted wardrobes and feature fireplace



## BEDROOM 4

11'0 x 9'1 max (3.35m x 2.77m max)

a wonderful bedroom with storage cupboards



## BATHROOM

tiled throughout with heated towel rail, free standing bath and sink basin with vanity unit



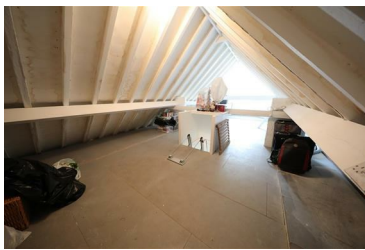


**W/C**  
with low level w/c



## SECOND FLOOR

**LOFT**  
a large, insulated loft space



## GARDEN

a generous rear garden mainly paved with gravel and raised decking area, providing the perfect spot for patio furniture and alfresco dining in the warmer months



## PARKING

with space for at least 2 vehicles plus additional storage sheds



## LISTED BUILDING

This property is a grade 2 listed building.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band D.

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

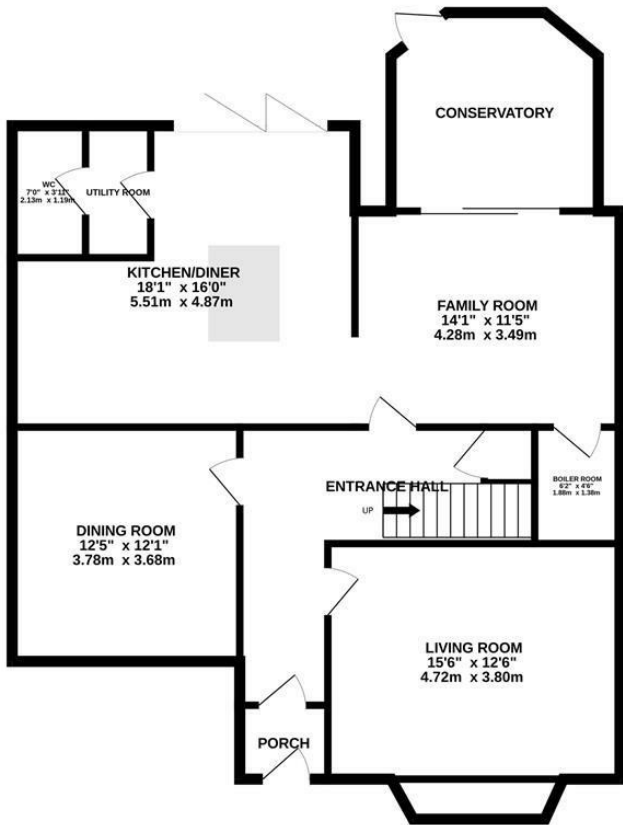
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

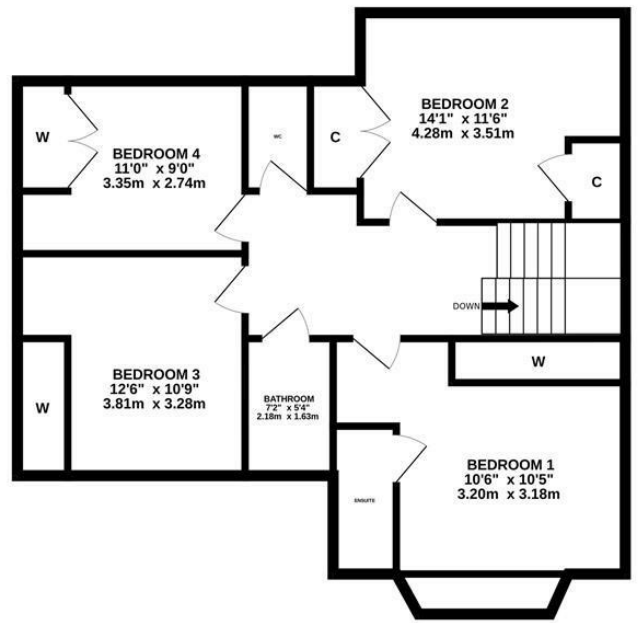
## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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

