



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **12 Chevening Park, Hull, HU7 3JS** **Offers over £310,000**

Nestled in the serene cul-de-sac of Chevening Park, Kingswood, this stunning four-bedroom detached family home offers a harmonious blend of tranquility and convenience. Enjoy the proximity to Kingswood retail park's bustling shops and amenities while relishing the peaceful ambiance of the neighborhood. Upstairs, four generously sized bedrooms, including a master bedroom with ensuite, and a family bathroom provide comfort and space. The ground floor boasts a seamlessly extended layout, merging an open-plan kitchen, sitting, and dining area, ideal for both family gatherings and entertaining guests. A separate cozy lounge offers a retreat for relaxation. Additional conveniences include a downstairs utility room and WC. Outside, a generously proportioned rear garden beckons for outdoor activities, complemented by an integral garage and ample parking on the drive. This home epitomizes modern family living at its finest.

**DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### ENTRANCE HALL

with understairs storage cupboard and stairs to the first floor



### LOUNGE

18'6 max x 10'4 max (5.64m max x 3.15m max )

An excellent sized reception room with bay window and electric fire place



### KITCHEN/DINING/SUNROOM

A superb open plan living space



### KITCHEN

12'0 max x 8'11 max (3.66m max x 2.72m max )

A modern kitchen with a range of eye and base level units with complementing work surfaces, integrated dishwasher, integrated double electric oven and microwave, stainless steel sink and drainer unit, space for fridge freezer, electric hob with overhead extractor fan, breakfast bar, integrated bluetooth speaker and door to the utility room



### DINING ROOM

8'3 max x 8'0 max (2.51m max x 2.44m max )

with open plan entrance to the sun room



### SUN ROOM

10'2 ma x 9'11 max (3.10m ma x 3.02m max )

bursting with natural light and French doors to the rear garden

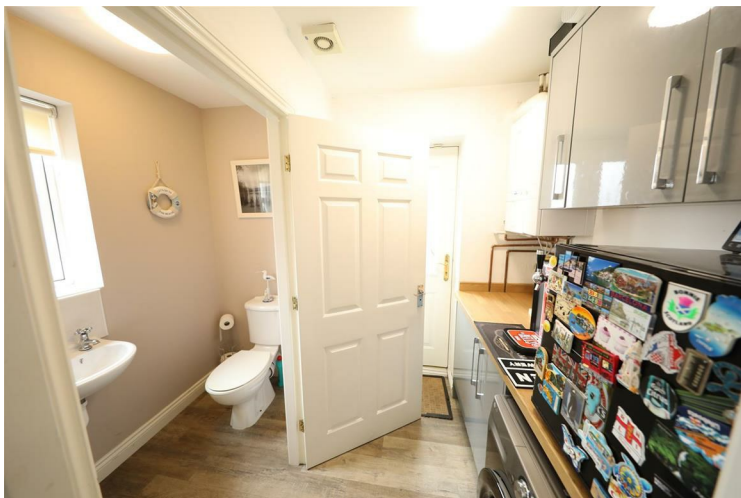


### UTILITY ROOM

6'0 max x 5'2 max (1.83m max x 1.57m max )

with eye and base level units with complementing work surfaces, plumbing for washing machine, door to the downstairs WC and door to the side path





### DOWNSTAIRS WC

A convenient downstairs toilet with low level WC and pedestal hand basin



### ENSUITE

with shower cubicle and overhead shower attachment, low level WC, vanity hand basin unit, heated towel rail, Bluetooth mirrors with shaver charging port, storage cupboard and tiled from floor to ceiling



### FIRST FLOOR

#### LANDING

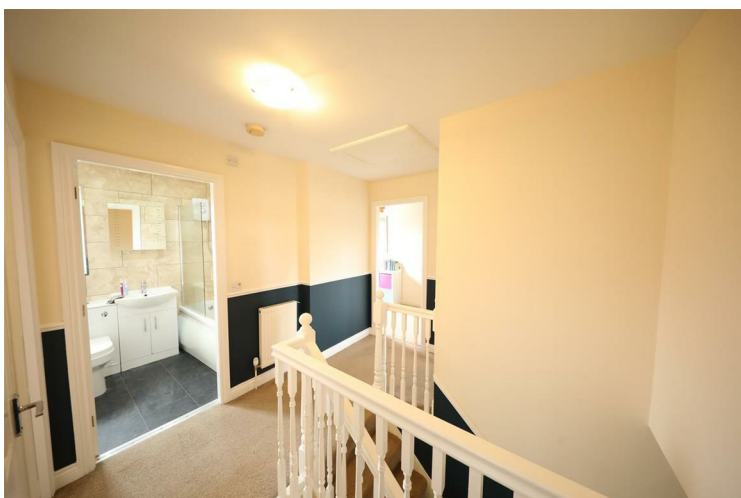
with airing cupboard



### BEDROOM TWO

11'5 max x 9'5 max (3.48m max x 2.87m max )

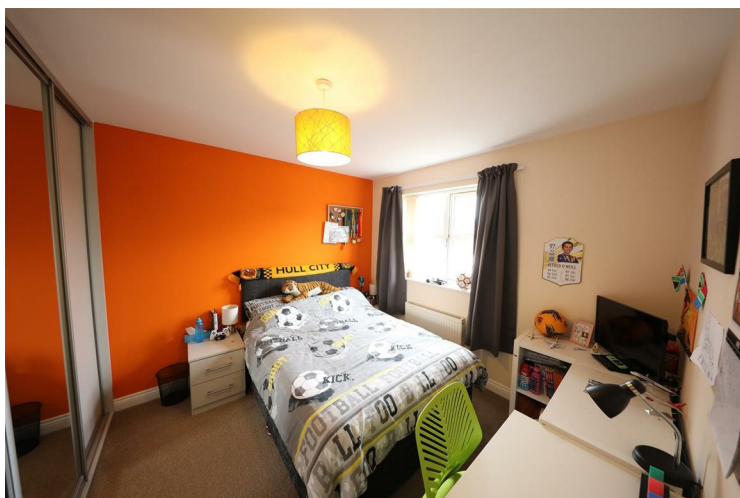
A second good sized double bedroom with fitted wardrobes



### BEDROOM ONE

11'3 max x 10'9 max (3.43m max x 3.28m max )

An excellent sized double bedroom with fitted wardrobes and ensuite shower room



### BEDROOM THREE

9'10 max x 11'5 max (3.00m max x 3.48m max )

A third double bedroom





#### BEDROOM FOUR

11'4 max x 9'3 max (3.45m max x 2.82m max )



#### BATHROOM

with vanity hand basin unit housing the low level wc, panelled bath with overhead shower attachment, heated towel rail, Bluetooth mirrors with shaver charging port and tiles from floor to ceiling



#### OUTSIDE

The generous rear garden is laid mainly to lawn, block paved patio and enclosed by timber fencing and a wooden shed providing external storage.



#### GARAGE AND PARKING

The property benefit from an integral garage and generous front drive providing ample off street parking and electric car charging point



#### CENTRAL HEATING

The property has the benefit of gas central heating and Ideal combi boiler (tested annually).

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### COUNCIL TAX BAND

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

#### 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.

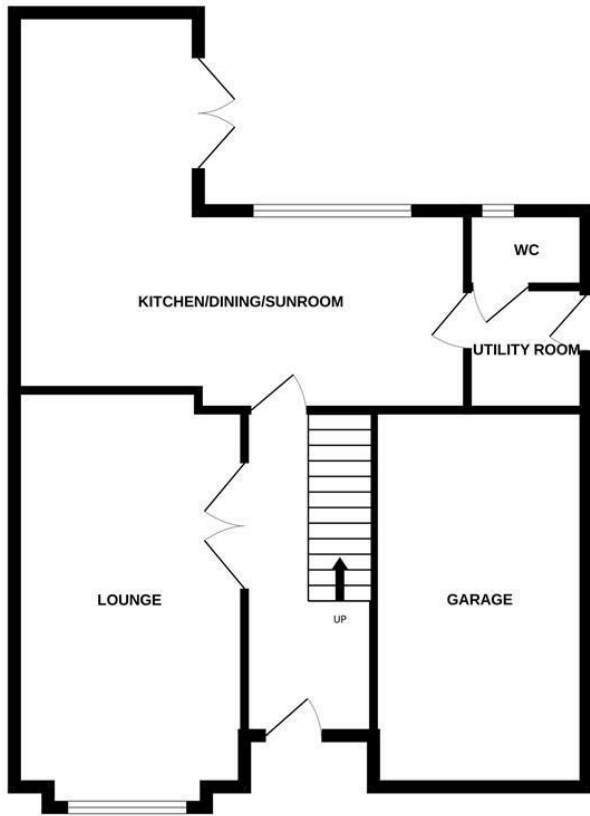
## VIEWINGS

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

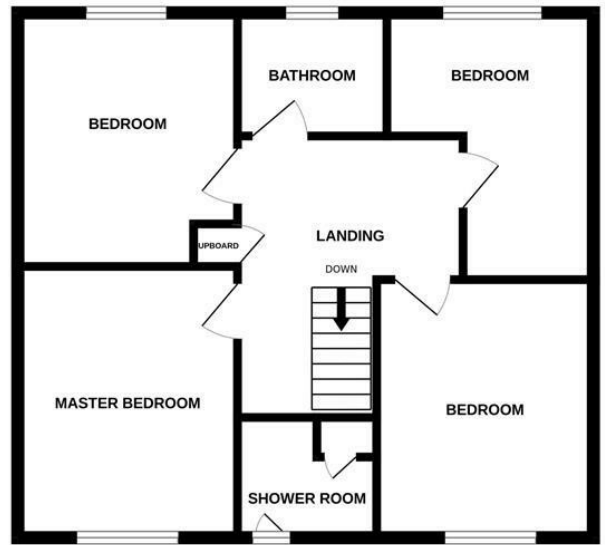
## DISCLAIMER

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.

**GROUND FLOOR**  
726 sq.ft. (67.5 sq.m.) approx.

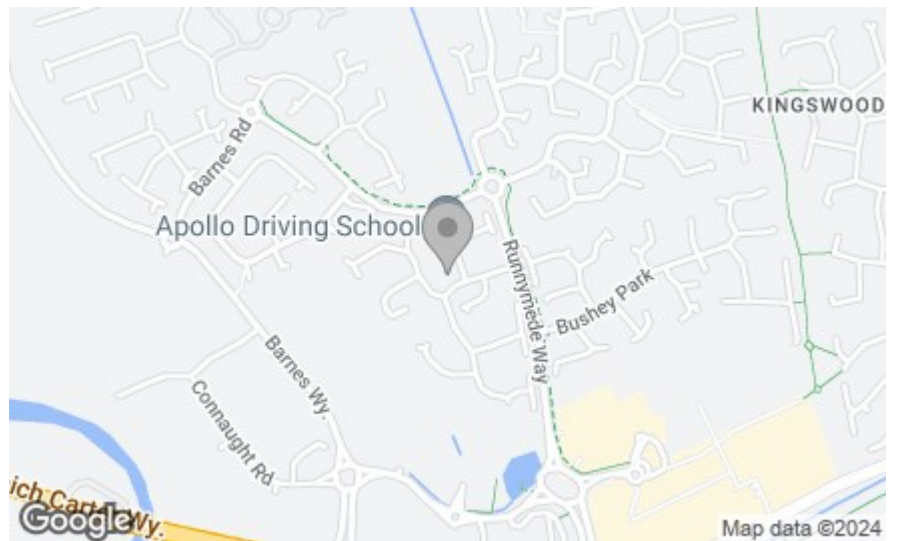


**1ST FLOOR**  
606 sq.ft. (56.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1332 sq.ft. (123.7 sq.m.) approx.**

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
	80
69	

Very energy efficient - lower running costs  
 (82 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 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  
 (82 plus) **A**  
 (81-81) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC