



SYMONDS + GREENHAM

Estate and Letting Agents



33 Hampstead Gardens, Hull, HU7 3LB **£400,000**

SENSATIONAL FIVE BED DETACHED - IDEAL FAMILY HOME - DOUBLE BEDROOMS - THREE BATHROOMS - DOUBLE GARAGE - OPEN PLAN LIVING - POPULAR LOCATION

This stunning five bedroom detached property on Hampstead Gardens offers a fantastic residential location, perfect for families. Nestled in a beautiful neighbourhood, the home is close to amenities and excellent schools, providing convenience and a high-quality lifestyle.

As you step inside, the entrance hall welcomes you into a spacious and elegantly designed living room, ideal for relaxation and entertaining. The heart of the home is the open plan kitchen dining family room, a perfect space for family gatherings and modern living. A utility room and a w/c complete the ground floor, adding practicality to the stylish design.

The first floor boasts five double bedrooms, providing ample space for a growing family. The primary bedroom features an en suite for added luxury, while a Jack and Jill bathroom connects two of the bedrooms, offering convenience and a touch of sophistication. An additional family bathroom serves the remaining bedrooms, ensuring comfort and functionality.

Outside, the property continues to impress with a double garage and drive at the front, providing ample parking space. The glorious rear garden is a haven for outdoor living, complete with a summer house, perfect for enjoying the warmer months or as a versatile space for various activities.

Overall, this property is a stunning family home in a sought after location, combining style, comfort, and practicality. Contact us today to arrange a viewing and experience all that this exceptional property has to offer.

GROUND FLOOR

ENTRANCE HALL

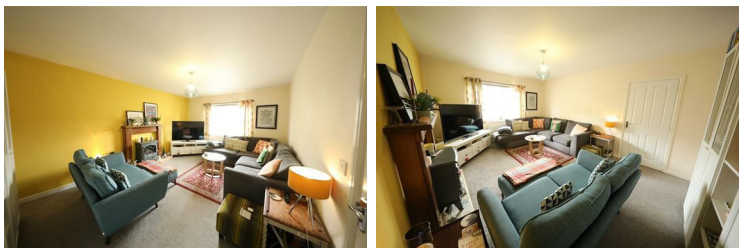
a welcoming hall way with stairs to first floor, understairs storage cupboard and doors to w/c, kitchen and...



LIVING ROOM

16'10 x 11'11 max (5.13m x 3.63m max)

a fantastic, spacious living room



W/C

with low level w/c and pedestal sink basin



OPEN PLAN KITCHEN DINER

36'10 x 10'10 max (11.23m x 3.30m max)

a beautiful, light open plan living kitchen dining area with a range of eye and base level units with complementing work surfaces, breakfast bar, sink basin with mixer tap and drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dish washer and integrated fridge freezer



a fantastic dining/family area, with double doors to the rear garden



UTILITY ROOM

with work bench, sink basin with drainer unit, plumbing for washing machine, space for tumble dryer and door to the passage way



FIRST FLOOR

LANDING



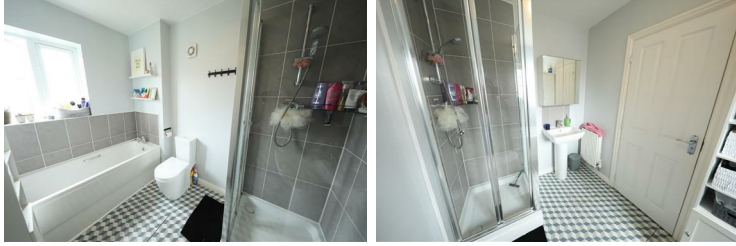
BEDROOM 1

16'5 x 15'7 max (5.00m x 4.75m max)
a huge primary bedroom with door to...



EN SUITE

with low level w/c, pedestal sink basin, corner shower cubicle and panelled bath, with tiles to splash back areas



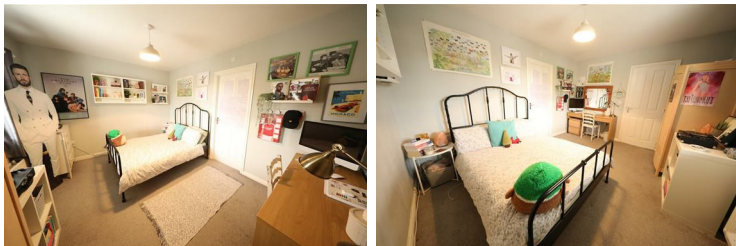
BEDROOM 2

12'10 x 9'10 max (3.91m x 3.00m max)
a good sized double bedroom



BEDROOM 3

12'10 x 10'0 max (3.91m x 3.05m max)
a beautifully presented bedroom



JACK AND JILL BATHROOM

a spacious bathroom, accessible by bedrooms 2 and 3, with low level w/c, pedestal sink basin and corner shower cubicle



BEDROOM 4

13'4 x 9'10 max (4.06m x 3.00m max)
another well presented double bedroom



BEDROOM 5

10'0 x 9'10 max (3.05m x 3.00m max)



BATHROOM

with low level w/c, pedestal sink basin, shower cubicle and panelled bath with overhead shower attachment, with tiles to splash back areas



DOUBLE GARAGE

17'2 x 16'6 max (5.23m x 5.03m max)

a fantastic double garage with power supply

OUTSIDE

To the rear, the property benefits from a wonderful garden with separate zones, including lawn area with artificial grass, a couple of paved and block paved patio areas providing the perfect spot for alfresco living in the warmer months, a variety of plant beds and borders, pergola and summerhouse



SUMMER HOUSE

a wonderful addition to the garden, providing a great space for children or a home office, complete with power supply

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 E.

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

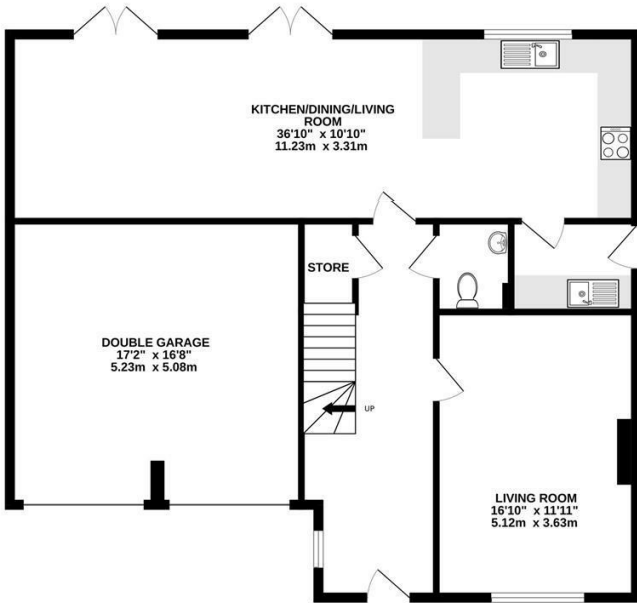
Symonds + Greenham have been informed that this property is Freehold.

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

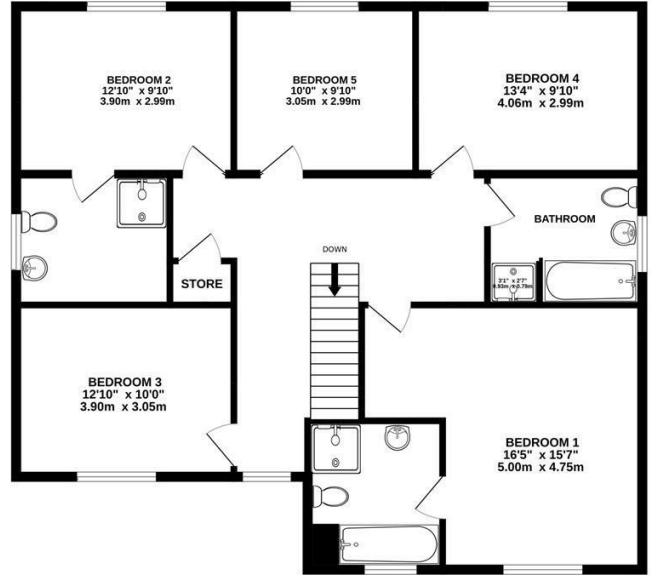
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 2281sq.ft. (211.9 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
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	79	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

