



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## Church View Holderness Cottages, Hull, Yorkshire HU12 9NB £640,000

GUIDE PRICE £640,000 - £650,000

**SENSATIONAL DETACHED FAMILY HOME - 36 FOOT LONG BAR/GAMES ROOM FITTED WITH HIGH SPECIFICATION SOUND AND ENTERTAINMENT SYSTEM THAT EXTENDS TO THE OUTDOOR AREA - FOUR DOUBLE BEDROOMS - EXTREMELY HIGH QUALITY AND FINISH THROUGHOUT**

This remarkable detached home has been thoughtfully extended and boasts incredible features such as a 36-foot-long bar and games room, and a 26-foot-long sitting room, both with bi-fold doors that seamlessly open onto a breathtaking garden oasis. The ground floor exudes luxury, with imported Italian stone flooring throughout, except for the cozy, beautifully decorated living room finished with plush carpeting. The open-plan kitchen is a culinary dream, featuring bespoke Italian cabinetry and top-of-the-line Miele appliances, flowing effortlessly into a stunning dining space. A chic wet-room style shower completes the ground floor.

Upstairs, the elegant gallery landing leads to four generously-sized double bedrooms, each with fitted wardrobes. The master suite offers a luxurious en-suite bathroom, while a stylish shower room completes the upper level. Outside, the property provides ample off-street parking, garage access, and a vast, well-maintained rear garden with a large patio perfect for outdoor entertaining. Situated in the highly sought-after village of Thorngumbald, this home is close to excellent schools, local amenities, and offers easy access to Hull and the charming market town of Hedon. Perfect for a large family seeking an exceptional, one-of-a-kind residence.

**THIS IS HONESTLY ONE OF THE FINEST HOMES WE HAVE EVER HAD THE PLEASURE OF MARKETING...BOOK YOUR VIEWING TODAY TO SEE HOW EXCEPTIONAL THIS FAMILY HOME IS!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor, under-stairs cupboard, door to dining room, door to kitchen, door to shower room, door to bar/games room and door to...



### LIVING ROOM

20' max x 13' max (6.10m max x 3.96m max)  
with gas fire



### OPEN PLAN KITCHEN DINER



### DINING ROOM

11'7 max x 10'1 max (3.53m max x 3.07m max)  
with open plan aspect through to...



### KITCHEN

18'3 max x 11'3 max (5.56m max x 3.43m max)

Bespoke Italian Kitchen consisting of a range of base level and larder units with complementing work surfaces, double sink unit, two electric ovens, integrated microwave, integrated coffee machine, integrated fridge-freezer, integrated dishwasher, French patio doors to rear garden and double doors leading to...



### UTILITY ROOM

9'8 max x 8' max (2.95m max x 2.44m max)

With a range of eye level and base level units with complementing work surfaces, sink unit, plumbing for washing machine, space for tumble dryer and door to rear garden.



### BAR/GAMES ROOM

36'2 max x 12'7 max (11.02m max x 3.84m max)

The bar area consists of a range of base level units with a sink unit and wine/drinks fridge, Control 4 home automation, fitted with high specification sound and entertainment system that extends to the outdoor area, bi-folding doors to rear garden and double doors to...



### SHOWER ROOM

With low-level WC, handbasin, wet room style walk-in shower with overhead shower and handheld shower attachment, heated towel rail, floor to ceiling tiles.



### GARAGE

19'6 max x 10'7 max (5.94m max x 3.23m max)

### FIRST FLOOR

### LANDING



### SITTING ROOM

26'5 max x 12'3 max (8.05m max x 3.73m max)

with bi-folding doors to rear garden



### BEDROOM 1

14'6 max x 10'4 max (4.42m max x 3.15m max)  
with fitted wardrobes and door to...



### BEDROOM 3

13' max x 9'5 max (3.96m max x 2.87m max)  
with fitted wardrobes



### EN-SUITE BATHROOM

With low-level WC, handbasin, fitted bath, walk-in shower with waterfall shower head and handheld shower attachment, heated towel rail, floor to ceiling tiles.



### BEDROOM 4

11'4 max x 9'6 max (3.45m max x 2.90m max)  
With fitted wardrobes



### BEDROOM 2

14'9 max x 11'6 max (4.50m max x 3.51m max)  
with fitted wardrobes



### SHOWER ROOM

With low-level WC, vanity handbasin, wet room style walk in shower with waterfall showerhead and handheld shower attachment, heated towel rail, floor to ceiling tiles.



## OUTSIDE

The front of the property is accessed via double gates and is many paved providing off-street parking for multiple vehicles with an area laid to lawn and vehicular access to the garage.

The rear garden is mainly laid to lawn with some low maintenance shrubbery and a paved patio area.



## CENTRAL HEATING

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

## DOUBLE GLAZING

The property has the benefit of double glazing.

## VIEWINGS

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

## COUNCIL TAX BAND

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

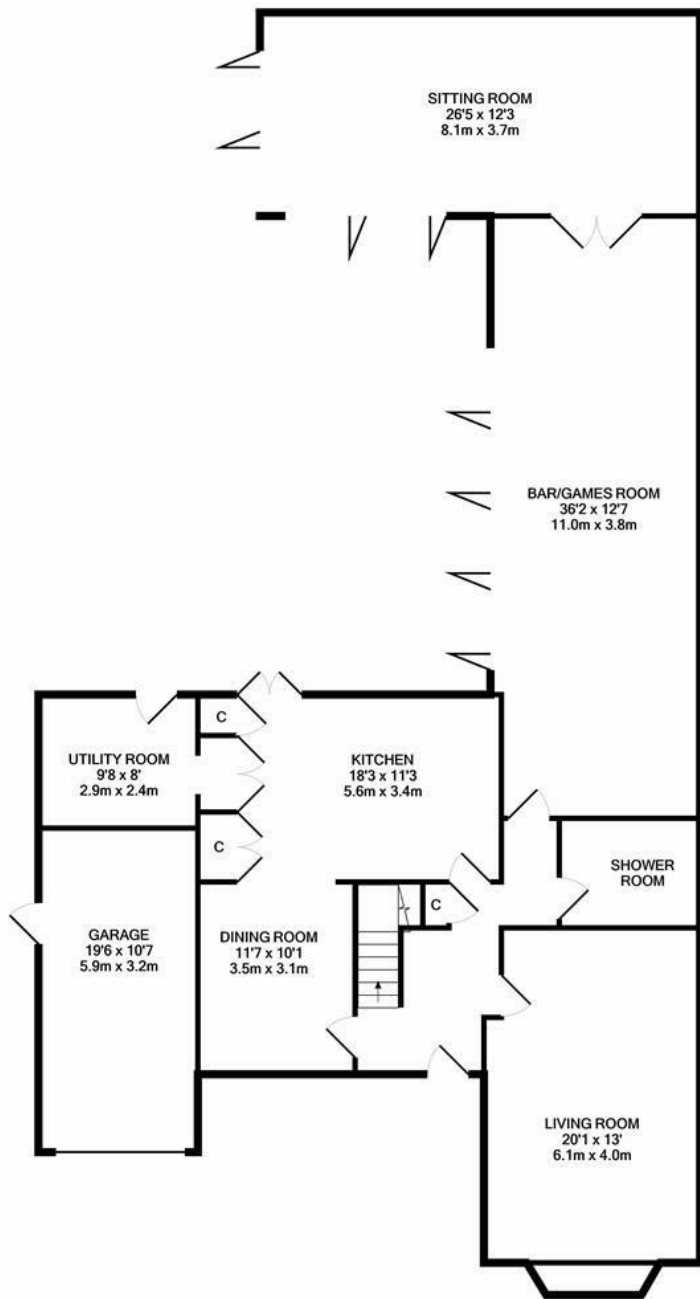
## TENURE

Symonds + Greenham have been informed that this property is Freehold

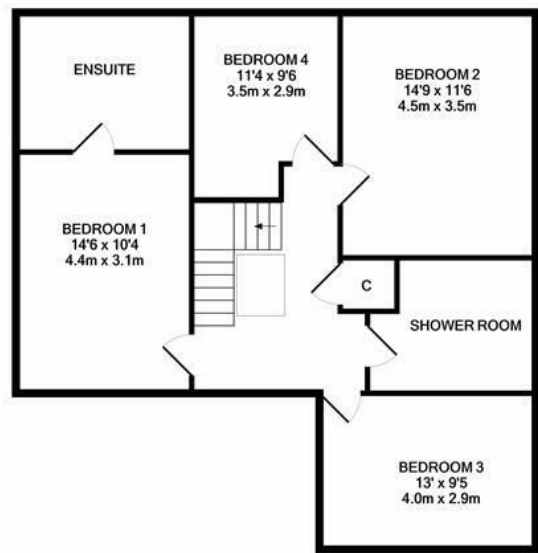
If you require more information on the tenure of this property please contact the office on 01482 444200.

## 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.

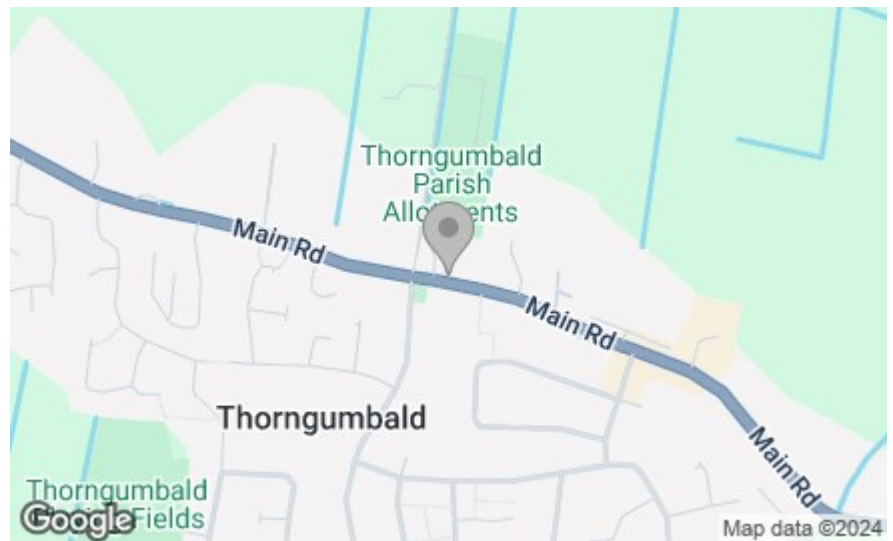


GROUND FLOOR  
APPROX. FLOOR  
AREA 1797 SQ.FT.  
(167.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 825 SQ.FT.  
(76.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2623 SQ.FT. (243.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
	79
66	

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  
(02 plus) A  
(81-91) 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