



SYMONDS + GREENHAM

Estate and Letting Agents



18 New Forest Way, Hull, HU7 3FX Offers over £350,000

FOUR BED DETACHED - IMMACULATELY PRESENTED - CUSTOM BUILT OFFICE SPACE - HUGE DOUBLE GARAGE WITH DRIVE - POPULAR LOCATION

Welcome to this immaculate four bedroom detached property on New Forest Way, situated in an excellent location. This residence offers proximity to the bustling Kingswood retail park, convenient transport links, and is nestled in a lovely family friendly neighbourhood.

As you step inside, you'll be greeted by a welcoming and spacious hallway, setting the tone for the rest of the property. The generous and stylish living room provides an inviting space for relaxation and gatherings. On the ground floor, you'll also find a convenient WC and a huge kitchen diner that's perfect for family meals and entertaining. Double doors lead to the rear garden, seamlessly blending indoor and outdoor living. A newly fitted utility room adds to the practicality of this space.

Upstairs, you'll discover four generously sized bedrooms, with three of them featuring fitted wardrobes. The master bedroom boasts a very stylish en-suite, enhancing your daily comfort. Completing the interior is a spacious family bathroom designed for both style and functionality.

Moving outside, you'll find a custom-built office or treatment room, offering a versatile space for work or leisure activities. The low maintenance rear garden is perfect for enjoying outdoor moments.

GROUND FLOOR

ENTRANCE HALL

a spacious, welcoming entrance hall with stairs to first floor and doors to kitchen, living room and...

W/C

with low level w/c and pedestal sink basin



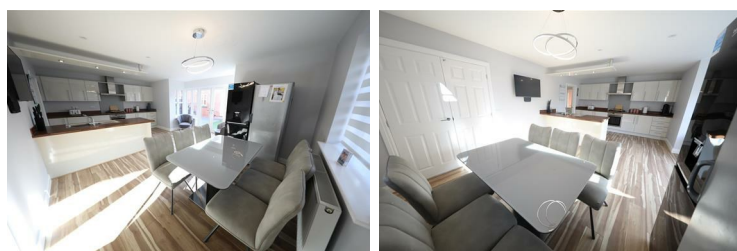
LIVING ROOM

20'11 x 11'0 max (6.38m x 3.35m max)
a spacious, well presented living room



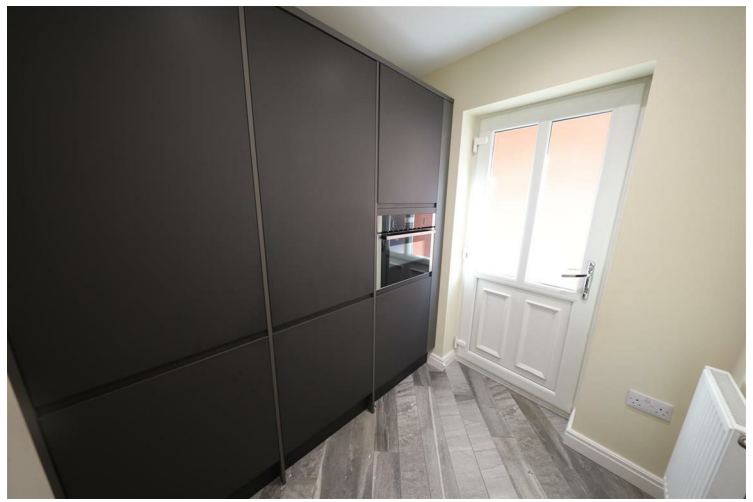
KITCHEN/DINER

20'11 x 17'9 max (6.38m x 5.41m max)
a beautiful, modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, under counter fridge and freezer and door to...



UTILITY ROOM

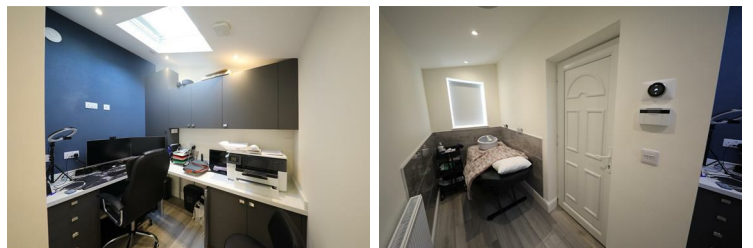
7'9 x 6'6 max (2.36m x 1.98m max)
with newly fitted, stylish units, space for microwave oven and plumbing for washing machine, with door to...



OFFICE

16'4 x 8'1 max (4.98m x 2.46m max)

a purpose built office/treatment room with velux window

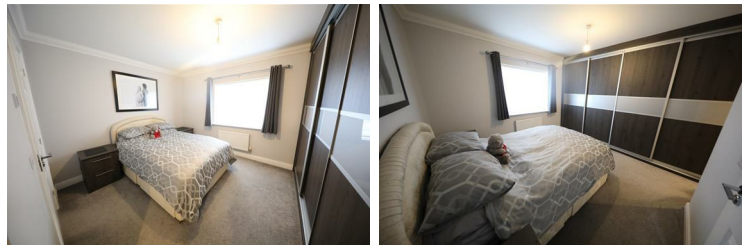


FIRST FLOOR

BEDROOM 1

14'4 x 12'7 max (4.37m x 3.84m max)

a generous primary bedroom with fitted wardrobes and door to...



EN SUITE

a stylish en suite, tiled throughout, with low level w/c, sink basin with vanity unit, heated towel rail and walk in shower



BEDROOM 2

12'3 x 9'2 max (3.73m x 2.79m max)

another good sized double bedroom with fitted wardrobes



BEDROOM 3

11'3 x 8'4 max (3.43m x 2.54m max)

a generous bedroom with fitted wardrobes



BEDROOM 4

8'11 x 8'9 max (2.72m x 2.67m max)

with storage cupboard



BATHROOM

a spacious family bathroom with low level w/c, pedestal sink basin and panelled bath, with tiles to splash back areas



OUTSIDE

a delightful low maintenance rear garden mainly paved with astro turf and access to the garage



GARAGE

a huge double garage with full power supply, with work bench, Belfast sink, plumbing for washing machine and space for tumble dryer



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

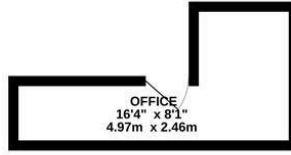
Symonds + Greenham have been informed that this property is Freehold.

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

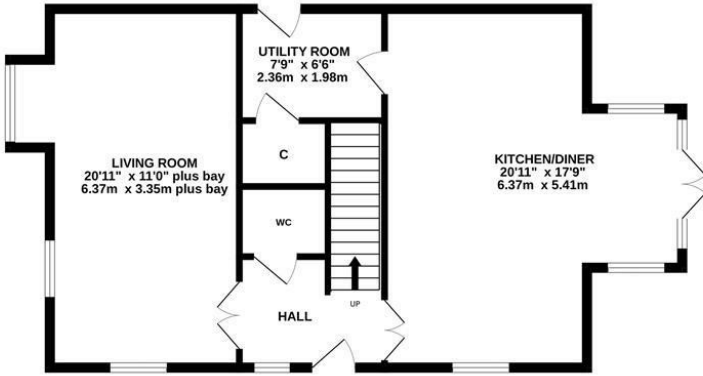
VIEWINGS

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

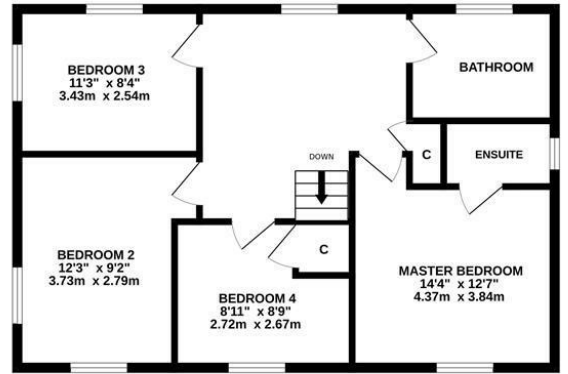
OFFICE
86 sq.ft. (8.0 sq.m.) approx.



GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

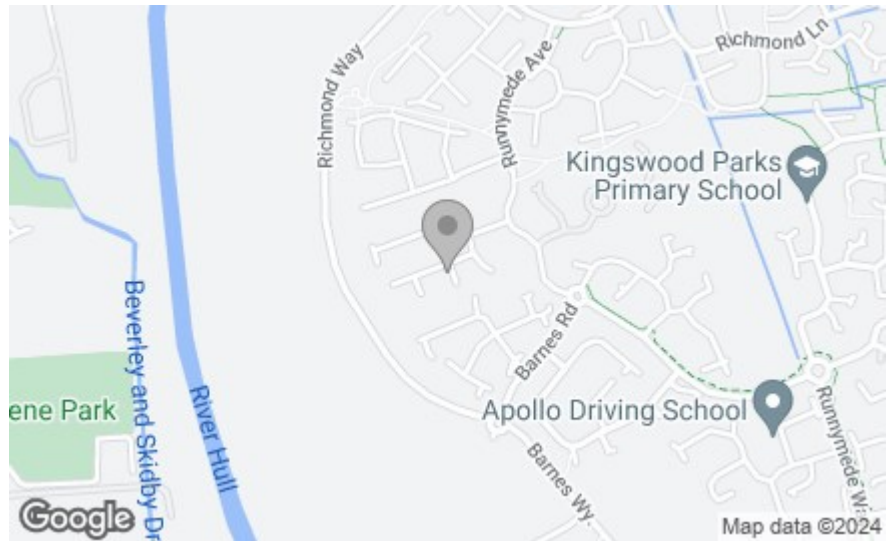


1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1456 sq.ft. (135.2 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.
Made with Metropix ©2023



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

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