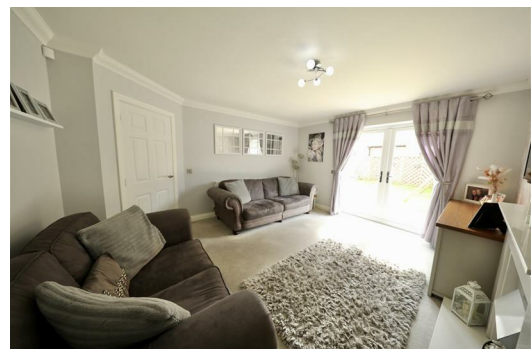




SYMONDS + GREENHAM

Estate and Letting Agents



44 Stable Way, Hull, East Yorkshire HU7 3FA Offers over £300,000

BEAUTIFULLY PRESENTED DETACHED PROPERTY - FOUR DOUBLE BEDROOMS - CONVERTED TREATMENT ROOM - IDEAL FAMILY HOME - CLOSE TO AMENITIES

This beautifully presented four bedroom detached property on Stable Way in Kingswood is an ideal family home, offering both style and functionality throughout. Situated close to a park and local amenities, the property boasts fantastic views, making it a perfect retreat for family living.

Upon entering, you are greeted by a welcoming entrance hall that sets the tone for the rest of the home. The ground floor comprises a versatile playroom/reception room, a convenient w/c, and an expansive open kitchen diner that is perfect for both family meals and entertaining. The kitchen is complemented by a utility room, adding to the home's practicality. The living room provides a comfortable and inviting space for relaxation, while a converted treatment room offers additional flexibility for various uses.

Upstairs, the property features four spacious double bedrooms, ensuring ample space for all family members. The primary bedroom benefits from an en suite bathroom, providing a private sanctuary. A fabulous family bathroom serves the remaining bedrooms, all of which are well appointed and stylishly decorated.

Externally, the property boasts a superb rear garden, ideal for outdoor activities and alfresco dining. The front of the property features a huge drive, providing ample off street parking.

Overall, this exceptional property on Stable Way in Kingswood offers a perfect blend of modern living, convenience, and stunning views, making it an ideal choice for families seeking a beautiful and functional home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and doors to playroom, w/c, kitchen and living room



PLAY ROOM

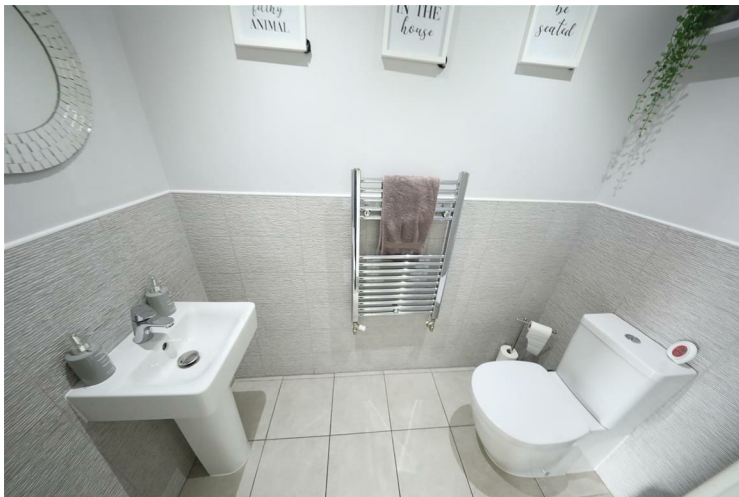
9'9 x 9'6 max (2.97m x 2.90m max)

a versatile reception room with bay window



W/C

with low level w/c, heated towel rail and pedestal sink basin



KITCHEN DINER

13'5 x 12'6 max (4.09m x 3.81m max)

a stylish, modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated double oven, induction hob with overhead extractor fan, integrated dishwasher and integrated fridge freezer, with door to..



UTILITY ROOM

6'11 x 6'1 max (2.11m x 1.85m max)

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



LIVING ROOM

14'6 x 12'7 max (4.42m x 3.84m max)

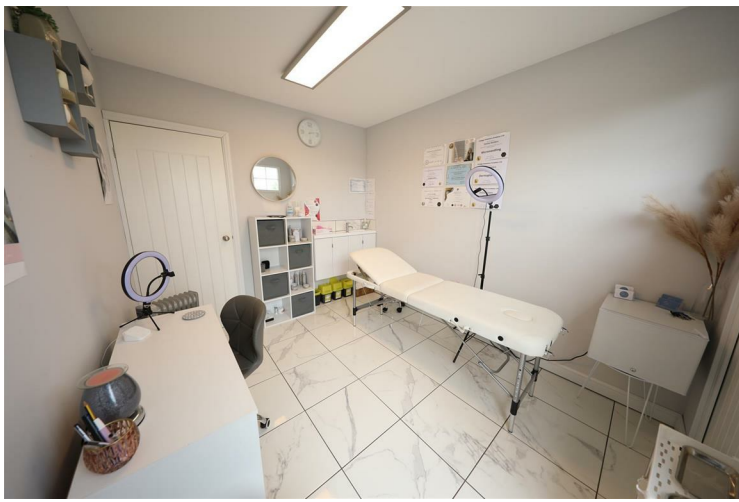
a beautiful living room with focal fireplace and double doors to the rear garden



TREATMENT ROOM

10'7 x 8'7 max (3.23m x 2.62m max)

a converted treatment room that can be adapted to suit a variety of functions



BEDROOM 2
 13'4 x 11'2 max (4.06m x 3.40m max)
 a spacious double bedroom



BEDROOM 3
 11'1 x 9'4 max (3.38m x 2.84m max)
 another well presented double bedroom



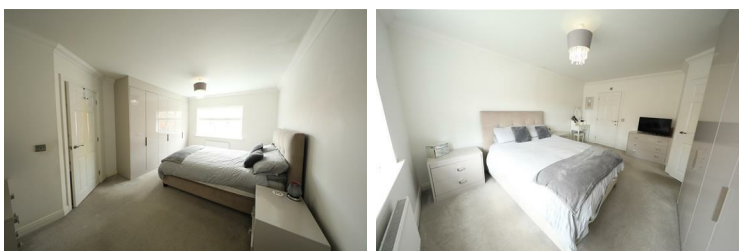
BEDROOM 4
 10'5 x 8'8 max (3.18m x 2.64m max)
 a good sized double bedroom



**FIRST FLOOR
 LANDING**



BEDROOM 1
 15'6 x 12'0 max (4.72m x 3.66m max)
 a gorgeous primary bedroom with fitted wardrobes and door to...



BATHROOM
 a stylish family bathroom with low level w/c, pedestal sink basin, heated towel rail and panelled bath with overhead shower attachment, with tiles to splash back areas



EN SUITE
 with low level w/c, pedestal sink basin, heated towel rail and walk in shower



OUTSIDE
 a fantastic rear garden mainly laid to lawn with paved patio area and raised decking, providing the perfect spot for alfresco living in the warmer months, with side passage to one side and lean to at the other, providing sheltered storage



GARAGE

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.

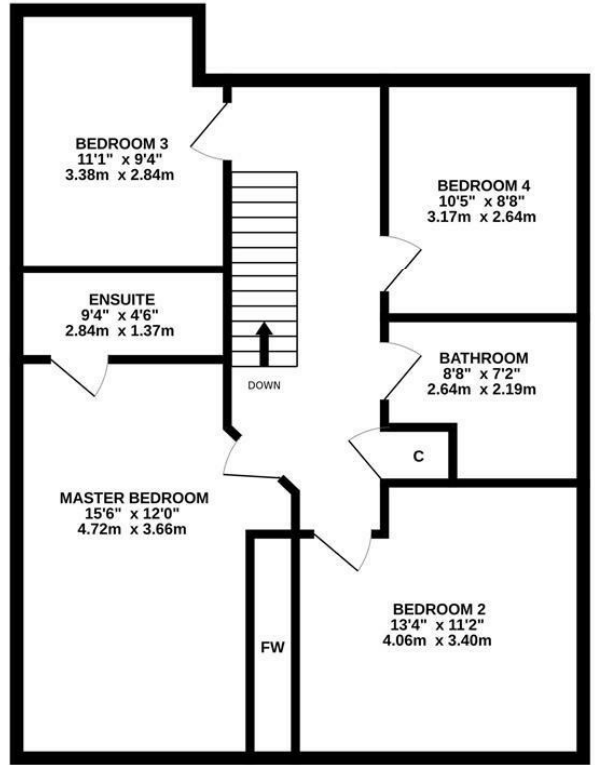
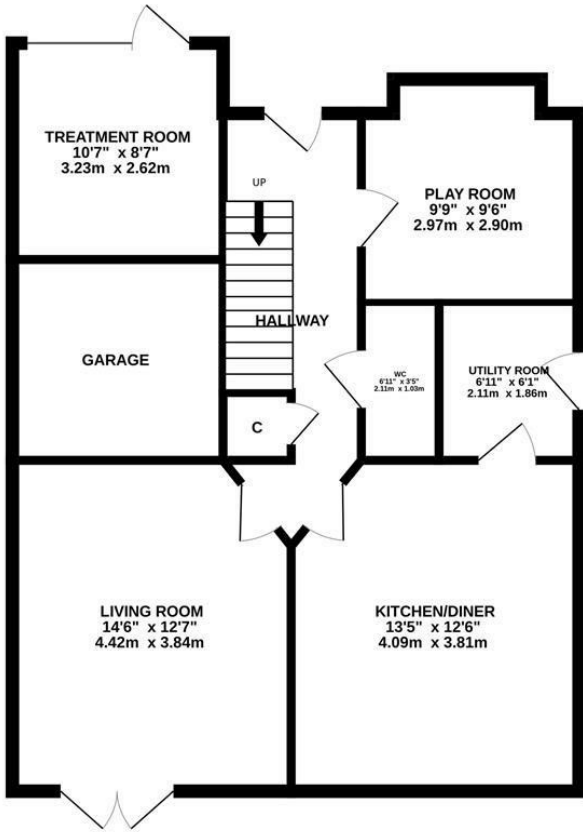
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

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

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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
81	82

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
A	A

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC

