



Marbury Park

Kingswood, HU7 3DG

- Two Bedroom Semi Detached Home
- Gorgeous Contemporary Bathroom
- Excellent Schools Nearby
- Side Drive Providing Ample Parking
- Beautiful Modern Kitchen
- Extremely Popular Location
- Stunning Summer House
- Stylish and Well Decorated Throughout

Offers over £150,000





Welcome to this absolutely stunning two bedroom semi-detached home located on Marbury Park, Kingswood. Offering a perfect blend of comfort and modern living, in truly excellent condition throughout, showcasing a stylish interior and a thoughtful layout ideal for first-time buyers, downsizers, or young families.

Upon entering, you will find a bright and inviting lounge that exudes warmth and character, providing an inviting space for relaxation and entertaining. Along with a modern fitted kitchen, with integrated oven and gas hob.

The property boasts two generously sized bedrooms, each offering ample natural light and a peaceful atmosphere for restful nights. The highlight of this home is undoubtedly the gorgeous bathroom, which has been tastefully designed to provide a luxurious experience.

Outside, the property features a side drive complete with an EV charging port, providing convenient off-street parking. Additionally, the large summer house in the garden presents an excellent opportunity for a home office, studio, or simply a tranquil retreat, as well as a good sized shed for your storage needs.



Kingswood is a thriving and popular location, and this home benefits from proximity to excellent schools, an array of shops and supermarkets, and restaurants. With its combination of modern amenities and a welcoming community, this property is not to be missed. Whether you are looking to settle down or invest, this wonderful home is sure to impress!!

Entrance Porch

Cosy entrance porch, with carpet flooring, uPVC window, radiator and door leading the lounge.

Lounge

11'5" x 16'8"

This inviting lounge is bright and spacious, featuring a calming forest green panelled wall that adds a touch of character and warmth. The room is carpeted in a soft grey tone, complementing the neutral furnishings and panelled media wall which has integrated lighting, creating a cosy and contemporary focal point. With a large uPVC window providing natural light, radiator, staircase to the first floor and door leading to the kitchen.

Kitchen

11'5" x 6'7"

Modern and stylish handleless gloss kitchen, with wall and base units and dark countertops, providing a contemporary feel. It includes integrated appliances such as a gas hob with an extractor hood and oven. The flooring is a dark grey tile that complements the modern décor, with a sleek panel style radiator and double doors lead out to the garden room, enhancing the sense of space and light.

Bedroom 1

11'9" x 9'0"

Providing a calm and restful atmosphere, this great sized bedroom has neutral grey walls and plush grey carpeting underfoot. There is a large uPVC window, which allows plentiful natural light, and a radiator. While subtle decorative touches create a welcoming environment.

Bedroom 2

11'6" x 8'5"

Another great sized bedroom, cosy and versatile, featuring grey walls and carpeting, with one wall painted in a warm orange shade adding a splash of colour. There is a built-in wardrobe/cupboard providing useful storage solutions, along with uPVC window and radiator.

Bathroom

5'3" x 6'8"

A contemporary and simply beautiful bathroom featuring a clean, neutral palette with grey tiled walls around the bath and shower area. The suite includes a white vanity sink unit with storage, a WC, and a bath with a glass shower screen. A frosted uPVC window allows natural light whilst maintaining privacy, and contemporary fixtures complete the practical yet stylish look. With vinyl flooring and towel radiator.

Rear Garden

The property enjoys a low-maintenance garden that provides an outdoor space leading directly to the impressive summer house/garden room. The garden features a patio area, ideal for seating or outdoor dining, with a neat step up to a section laid with artificial grass for year-round greenery and easy upkeep. With a side gate providing access to the front of the house and a useful garden shed, offering extra storage, completing this practical and well-designed outdoor area.

Garden Room

18'8" x 9'11"

This sizeable garden room offers a versatile space finished with pine wood panelled walls and ceiling, creating a warm and inviting atmosphere. The carpeted floor complements the rustic theme. The room is currently furnished with a sofa, a pool table, and a bar area, making it an ideal entertaining space. With a uPVC window and double doors providing plenty of natural light and access to the rear garden.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - B
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

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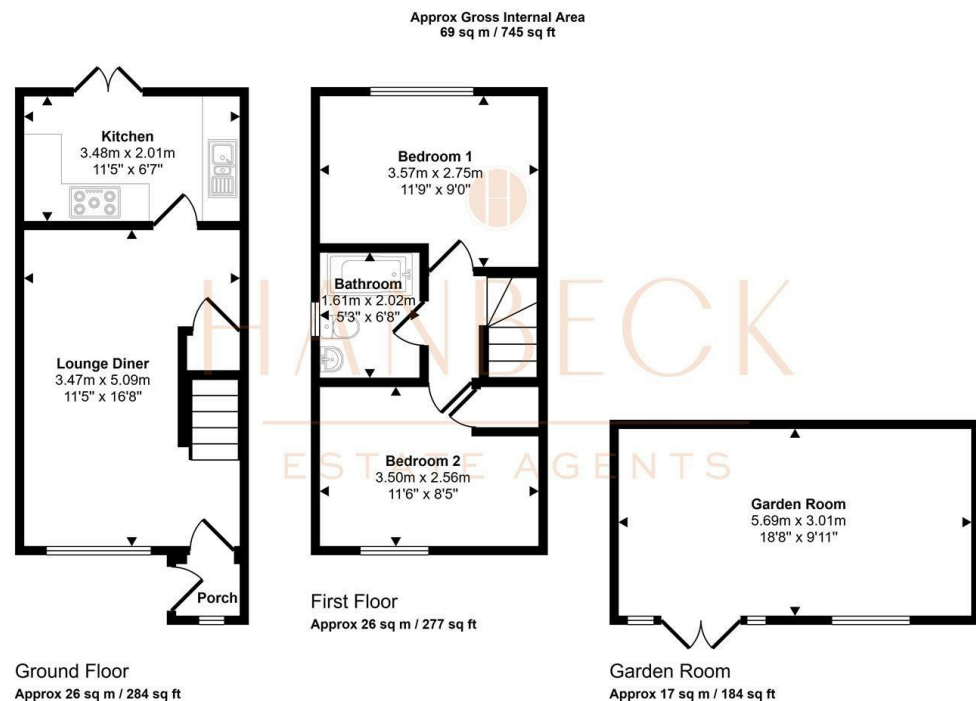
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Council Tax Band **B**
EPC Rating **D**



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