

4 Bedroom Detached House

Newland Park, HULL, HU5 2DR

£540,000



- RARELY AVAILABLE • DETACHED PROPERTY WITH PRIVATE DRIVE • SET WITHIN NEWLAND PARK
- 4 BEDROOMS • FULL WIDTH BI-FOLD DOORS • LARGE MODERN KITCHEN • INTEGRATED APPLIANCES • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM





4 Bedroom Detached House

£540,000

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Home Estates are delighted to offer to the market this highly impressive detached residence which is located in the much sought-after, prestigious setting of Newland Park, a leafy conservation area.

Newland Park is a unique development of residential dwellings and this particular property is set behind high-level gates with a long private drive leading to the house.

An impressive property which has been the subject of tasteful and stylish updating, modernisation and improvement. The configuration flows beautifully from room to room.

This individually built property sits at the head of the extended private drive and is arranged to 2 levels with move into condition. The accommodation briefly comprises of an entrance hall which extends through to a pleasant lounge which has lovely views over the impressive garden and grounds to the front of the property. Extending through from the hall is a home office or study, further leading through from the entrance hall is a truly impressive breakfast kitchen with full width folding doors bringing the outdoors into this exceptionally well planned domestic preparation area. The kitchen has a tasteful range of units which are further complimented with quality coordinating fixtures and fittings and integrated appliances - a great working kitchen with space for informal dining.

Flowing through from the kitchen is a formal dining room - perfect for entertaining with friends and family. The dining room also enjoys pleasant views over the rear garden area.

To the first floor there are 4 generously proportioned bedrooms, 2 with the benefit of full width wardrobes creating ample hanging and storage space.

The family bathroom has been the subject of tasteful updating with a classic style four piece suite and soft contrasting tiled surround.

Outside to the rear the beautifully styled, low maintenance decked garden area exudes peace and tranquility - a great space which serves to enhance the overall presentation throughout lending itself to summer, barbecues and quiet relaxation.

The extensive front garden has an attractive range of mature trees, plants and shrubs with a private drive which extends from Newland Park to the house thus creating secure multi-vehicle off-road parking space or hard standing area. The garage which is integral to the house sits at the head of the private drive.

As one would expect from a property of this calibre there is a gas central heating system and double glazing with many other quality features too numerous to mention.

Discerning purchases should not hesitate to view this superb property.

A very special property-one not to be missed!

Location

Newland Park is a highly sought-after and well-known exclusive development tucked away and conveniently placed for all amenities much needed for day-to-day living.

There are local shopping centres within this area with busy independent traders. However, for a more extensive shopping experience Hull city centre, Cottingham village and the historic market town of Beverley are just a short commute from the property. The Paragon road and rail interchange is easily accessed from the property creating good connections to the city centre and the outbound rail links to Leeds, York, London etc.

For the growing family there are highly reputable schools, colleges and academies to choose from. The University of Hull is quite literally just around the corner.

Both of the major hospitals are just a short commute from property with Hull Royal infirmary in Hull city centre and Castle Hill Hospital within the village of Cottingham.

Other amenities which are conveniently placed close by include a health centre, post office and library.

For those wishing to spend leisure time with family and friends there are many busy, vibrant and well visited café bars and restaurants to choose from along Chanterlands Avenue, Newland Avenue, and Princess Avenue.

The historic Pearson Park is also nearby.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door with matching side screen window leading through to the entrance hall..

Entrance Hall - Solid mahogany open tread staircase off to the first floor.

Radiator.

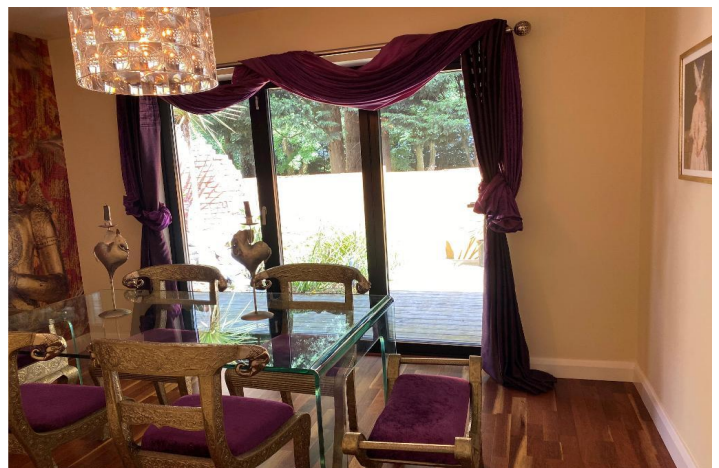
Wood panel flooring.

GF Cloakroom - White 2 piece suite comprising of a wall mounted wash-hand basin and low flush W.C. all with a contrasting tiled surround.

Chrome fittings to the sanitary ware.

Wood panel flooring.

Study/Office - 10' 6" x 6' 0" (3.21m x 1.84m) Extremes to



extremes.

Double glazed window with aspect over the front garden areas.

Radiator.

Wood panel flooring.

Lounge - 19' 5" x 12' 1" (5.94m x 3.7m) Extremes to extremes.

Double glazed window with aspect over the front garden areas.

Modern fireplace with matching back and hearth housing a log effect electric fire.

Wood panel flooring.

Dining Room - 11' 8" x 9' 3" (3.58m x 2.82m) Extremes to extremes.

Double glazed bi-fold doors with access through to the rear garden area.

Radiator.

Wood panel flooring.

Dining Kitchen - 21' 8" x 14' 4" (6.61m x 4.39m) Extremes to extremes.

Double glazed window with aspect over the rear side garden area. Full width concertina style double glazed doors providing views and access to the rear garden area.

Range of matching high gloss base, drawer and wall mounted units.

Glazed wall mounted display cabinets with recessed downlighting.

Central island housing a 4 burner hob.

A further roll-edged laminate work surface houses a 1&1/2 bowl single drainer sink unit with a chrome effect swan neck mixer tap over and a contrasting tiled splash-back surround.

Further matching unit housing a double oven and built-in wine cooler.

Integrated dishwasher.

Integrated fridge/freezer.

Space for a good sized dining table.

Wall mounted upright radiator and a further radiator to the dining area.

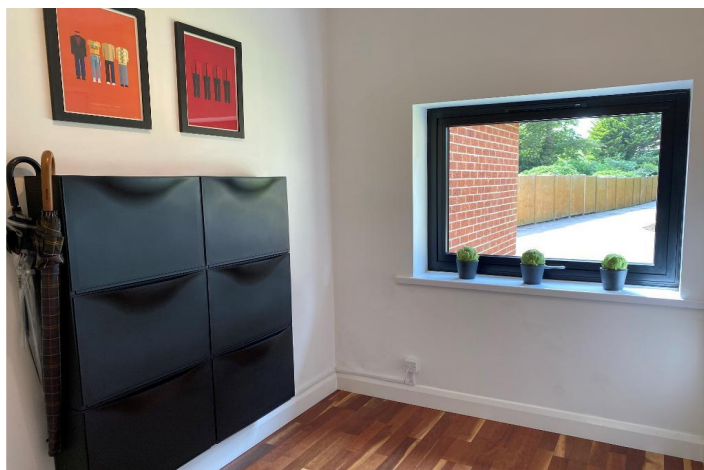
The garage is integral to the kitchen area.

Coordinating ceramic tiled flooring.

First Floor

Landing - Double glazed high level window with aspect over the front garden area.

Bedroom One - 11' 11" x 13' 4" (3.65m x 4.07m) Extremes to extremes from the front of the fitted wardrobes.



Double glazed window with aspect over the front garden areas.
Range of full width fitted slide robes with shelves and hanging space.
Radiator.

Bedroom Two - 14' 10" x 12' 0" (4.53m x 3.66m) Extremes to extremes.

Double glazed window with aspect over the front garden areas.
Radiator.

Bedroom Three - 9' 10" x 9' 3" (3.02m x 2.82m) Extremes to extremes from the front of the fitted wardrobes.

Double glazed window with aspect over the rear garden area.
Range of full width fitted slide robes with shelves and hanging space.
Radiator.

Bedroom Four - 9' 10" x 9' 8" (3.01m x 2.96m) Extremes to extremes plus door access.

Double glazed window with aspect over the rear garden area.
Radiator.

Bathroom - 4 piece suite comprising of a free-standing bath tub, wall mounted wash-hand basin, low flush W.C. and a corner walk-in shower enclosure with a rain water shower head all with a contrasting tiled surround.

High level double glazed window with aspect over the rear garden area.

Chrome fittings to the sanitary ware.

Upright classic style radiator.

Coordinating ceramic tiled flooring.

Exterior

Front Garden - To the front of the property is an enclosed garden with a high level timber perimeter fence and private drive gates leading through from Newland Park.

The garden is mainly laid to lawn and there is a further garden area with mature trees, plants and shrubs inset.

There is a long private drive and a separate parking area for multi-vehicle or hard standing.

A path extends along both sides of the property creating dual access to the front garden area.

Rear Garden - Outside to the rear is a full width raised decking patio/seating area.

The garden has been laid for ease of maintenance with a water feature and rockery inset.

The garden is all enclosed with a high level timber perimeter and boundary fence and extends along the side elevation where the garden is lawned and a path extends to the front garden area.

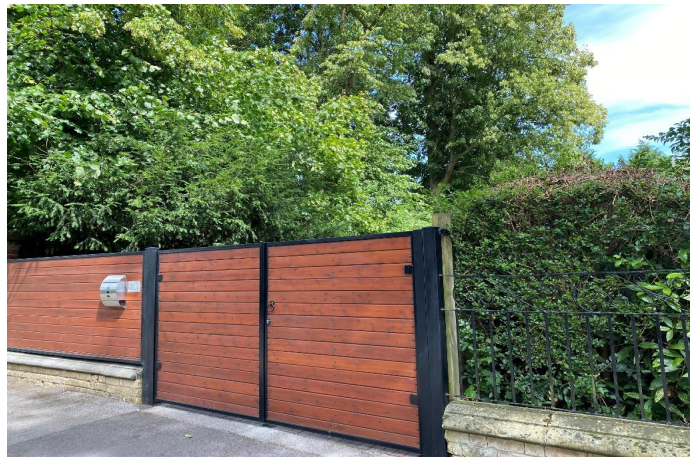
Garage - 25' 2" x 9' 0" (7.69m x 2.75m) Integral to the property.

The garage sits at the head of the private drive and has power, light, water supply and an up & over door.

Council tax band: F

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.







Total area: approx. 171.2 sq. metres (1843.0 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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