



Quick & Clarke

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20 Paddock Way, Kingswood, Hull HU7 3FJ
£340,000

- Modern detached house
- Cul-de-sac location
- Beautifully presented throughout
- Four good size bedrooms
- Two bathrooms
- Spacious lounge
- Superb living dining kitchen
- Utility room & downstairs w.c.
- Integral garage, driveway & good size garden
- Council Tax Band: D EPC Rating: B

Enjoying a prime cul-de-sac location forming part of this highly regarded residential area in the popular modern estate of Kingswood we are delighted to present to the market this exceptionally well presented detached family home. Boasting living accommodation in excess of 1,200 square feet with uPVC double glazing and gas central heating the property in brief enjoys welcoming entrance hallway, spacious lounge, living dining kitchen with central island and a host of built-in appliances, utility room and downstairs w.c. To the first floor there are four good size bedrooms, the principal bedroom having modern en-suite shower room and family house bathroom. The gardens provide great outdoor space and to the front of the property there is a block sett driveway providing off street parking and leading to the single integral garage.

Simply ready to key turn and move into this superb property truly warrants an early viewing.

LOCATION
Paddock Way lies off Grosvenor Road in Kingswood and lies within ease of reach of the local village green which has a good range of facilities for locals, schooling and doctors/medical centre and lies within ease of reach of the Kingswood Retail Park. There is a bus service connecting to further afield with ease of access to Beverley, Cottingham and Hull City centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A door with glazed inserts leads into the entrance hallway with staircase leading to the first floor accommodation and door into the lounge.

LOUNGE
14'0" x 10'7" max (4.27m x 3.23m max)
Having uPVC double glazed walk-in bay window to the front elevation. Wall mounted TV aerial point. Door leading into living dining kitchen.

LIVING DINING KITCHEN
18'5" x 10'5" (5.61m x 3.18m)
Having uPVC double glazed window to the rear elevation and uPVC double glazed French doors opening out into the rear garden. An extensive range of anthracite gloss base and wall units with neon kickboard lighting, wood effect work surfaces and uplifts. One and a quarter bowl sink unit with drainer and mixer tap, gas hob with double electric fan oven and attractive wood laminate flooring flows throughout this area.

UTILITY ROOM
5'2" x 6'4" (1.57m x 1.93m)
Having space and plumbing for washing machine, wall mounted gas central heating boiler and door into downstairs w.c.

DOWNSTAIRS W.C.
5'6" x 3'8" (1.68m x 1.12m)
With uPVC double glazed window to the rear elevation. Two piece modern suite in white enjoys low level w.c. and pedestal wash hand basin.

FIRST FLOOR

BEDROOM 1
15'10" max x 11'6" max (4.83m max x 3.51m max)
With uPVC double glazed window to the front elevation. Feature panelling to bed wall and door into en-suite.

EN-SUITE
7'11" max x 5'10" max (2.41m max x 1.78m max)
Modern three piece suite in white enjoying independent shower cubicle, wash hand basin set in vanity and independent shower cubicle. Tiled splashbacks to wet area and contrasting tiled floor.

BEDROOM 2
12'2" max x 10'7" max (3.71m max x 3.23m max)
uPVC double glazed window to the front elevation.

BEDROOM 3
12'5" x 7'11" (3.78m x 2.41m)
With uPVC double glazed window to the rear elevation.

BEDROOM 4
11'2" x 7'11" (3.40m x 2.41m)
With uPVC double glazed window to the rear elevation.

BATHROOM
6'7" x 6'5" (2.01m x 1.96m)
With uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with central taps, shower screen and thermostat shower over, wash hand basin set on vanity and low level w.c. Tiled splashbacks, fully tiled to bath area and half tiled to remaining walls. Towel radiator and extractor.

OUTSIDE
To the front of the property there is a block sett driveway providing off street parking and gravelled open plan front garden aspect.

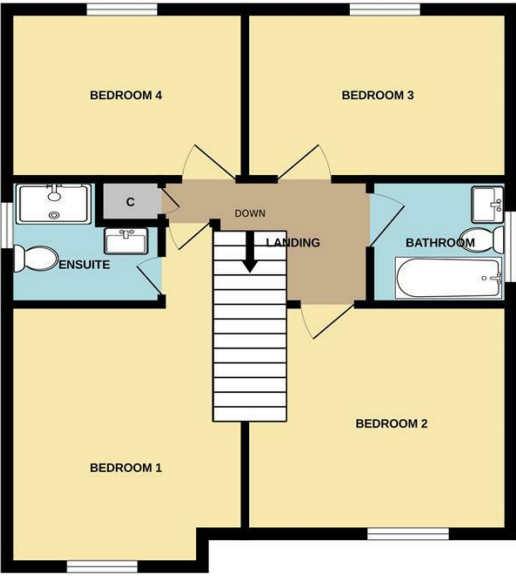
Gated entry from the front provides access to the good size westerly facing garden which features a patio area leading down to a lawned garden with raised decking.

The rear garden offers a relatively good degree of privacy.

INTEGRAL GARAGE
Up and over door, power and light.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
The property benefits from a gas fired central heating system.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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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