



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **11 Newland Park, Hull, East Yorkshire HU5 2DN Offers over £695,000**

Arranged across three impeccably designed floors, this exceptional six-bedroom period residence offers an impressive 3,648 sq ft of refined living space. Set on the highly prestigious Newland Park, the property blends timeless architectural character with contemporary luxury, having been comprehensively refurbished and extended by the current owners with meticulous attention to detail.

At the heart of the home is a spectacular 26-foot open-plan kitchen, dining and sitting area—perfectly suited to modern family life and entertaining. The kitchen features an extensive range of premium Magnet units with striking ice-white quartz worktops, alongside integrated appliances including a full-length fridge and freezer, twin electric ovens and a statement island with induction hob and wine cooler. Flowing seamlessly from here is a bespoke bar area with its own island, storage and sink, while expansive sliding doors open directly onto the rear garden, creating a superb indoor-outdoor connection.

The elegant open-plan lounge and dining room showcases beautiful original period features, including a large bay window and a multi-fuel log burner set within the original fireplace surround. A cleverly concealed utility room, accessed via a hidden wine-rack door, adds both intrigue and practicality with additional workspace and laundry facilities.

The upper floors provide six generously proportioned double bedrooms, offering excellent flexibility for family living, guests or home working. The principal suite is a standout feature, boasting a grand bay window, walk-in wardrobe and a luxurious en-suite with marble tiling, a contemporary bath and a private sauna—creating a truly spa-like retreat.

Externally, the beautifully landscaped rear garden mirrors the quality of the interior, offering an expansive lawn alongside paved and composite decking areas—ideal for entertaining, al fresco dining or relaxing in a private and tranquil setting.

## GROUND FLOOR

### ENTRANCE HALL

A grand and welcoming entrance hall that sets the tone for the home, featuring a striking bay window that fills the space with natural light. The elegant staircase leads to the first floor, showcasing the perfect blend of period charm and modern sophistication.

### LOUNGE DINER

32'8 x 15'8 (9.96m x 4.78m )

A vast and inviting open-plan lounge-diner, brimming with original period features that exude charm and character. The space is enhanced by a stunning bay window that floods the room with natural light, while the centerpiece is a multi-fuel log burner set within the original fireplace surround, creating a warm and cozy ambiance. This room seamlessly combines timeless elegance with modern functionality, making it perfect for both relaxed living and entertaining.

### OPEN PLAN KITCHEN/DINING/SITTING

29'6 x 35'3 (8.99m x 10.74m )

The heart of this home is this incredible open plan extension

### KITCHEN

The kitchen is a showstopper, featuring a sleek Magnet design with an extensive range of eye-level and base units, all beautifully paired with pristine ice-white quartz countertops. A full-length integrated fridge and freezer provide seamless storage, while the sink and drainer unit blend effortlessly into the stylish workspace. The kitchen boasts two integrated electric ovens for culinary convenience, and the central island serves as both a functional and social hub, complete with matching quartz worktops, an induction hob, and an integrated wine cooler. This thoughtfully designed space combines elegance and practicality, making it the heart of the home.

### SITTING/DINING

with sliding doors to the rear garden

### BAR

The stylish bar area is a standout feature, complete with its own island and sleek base-level units topped with complementing work surfaces. A sink and drainer unit provide functionality, while sliding doors open directly to the rear garden, creating a seamless indoor-outdoor flow—perfect for entertaining and relaxing in style.

### UTILITY ROOM

Accessed through a cleverly concealed secret door within the wine rack, the utility room is both practical and stylish. It features base-level units with complementing work surfaces, a sink with a mixer tap, plumbing for a washing machine, and space for a tumble dryer. This hidden gem adds functionality to the home while maintaining its seamless and luxurious design.

### DOWNSTAIRS WC

with low level WC and pedestal hand basin

### CLOAK ROOM

## FIRST FLOOR

### LANDING

with stairs to the second floor

## MASTER BEDROOM

24'5 x 15'3 (7.44m x 4.65m )

The master bedroom is nothing short of extraordinary, offering a perfect blend of luxury and comfort. A grand bay window fills the room with natural light, while the walk-in wardrobe provides ample storage in a stylish setting. The ensuite exudes opulence, featuring a marble-tiled bath, a sleek hand basin, and a low-level WC. To complete this private retreat, a built-in sauna offers the ultimate indulgence, creating a spa-like sanctuary within the home.

### BEDROOM TWO

16'8 x 9'2 (5.08m x 2.79m )

A second good sized double bedroom

### BEDROOM THREE

19'2 x 15'11 (5.84m x 4.85m )

A third double bedroom with views of the rear garden

### BEDROOM FOUR

15'0 x 12'0 (4.57m x 3.66m )

A fourth double bedroom

### BEDROOM FIVE

7'0 x 14'1 (2.13m x 4.29m )

A fifth double bedroom currently used as an office by the current owners

### WALK IN WARDROBE

### SHOWER ROOM

7'0 x 10'11 (2.13m x 3.33m )

Spacious shower room with low level WC, his and hers vanity hand basin unit, heated towel rail, walk in shower and tiles to splashback areas

## SECOND FLOOR

### BEDROOM SIX

18'7 x 17'6 (5.66m x 5.33m )

A huge sixth double bedroom accessed via a secret bookcase door from the first floor

## OUTSIDE

The rear garden of this property is truly impressive in both size and design, offering a variety of beautifully crafted spaces to enjoy. Stepping out through the sliding doors, you are greeted by a sleek composite decking seating area, perfect for outdoor dining or relaxing while soaking in the view. Beyond this, an expansive lawn stretches across the garden, ideal for children to play or for hosting larger gatherings. A paved patio area adds another versatile space, blending style and practicality for entertaining. This thoughtfully designed outdoor haven perfectly complements the luxury of the home, offering ample space for relaxation and recreation.

## GARAGE AND PARKING

The property boasts an integral garage, complete with a dedicated gun room or storage cupboard, offering practicality and versatility. The frontage is equally impressive, featuring a large gravelled driveway that provides ample off-street parking for up to eight vehicles, ensuring convenience for residents and guests alike.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

**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.

**COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band F

**VIEWINGS**

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

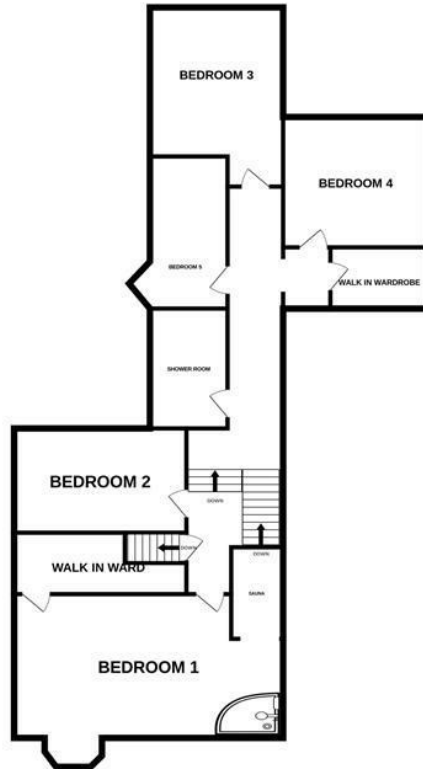
**DISCLAIMER**

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.

GROUND FLOOR  
1603 sq ft. (148.9 sq.m.) approx.



1ST FLOOR  
1393 sq ft. (129.4 sq.m.) approx.



2ND FLOOR  
326 sq ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 3648 sq ft 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
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 <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

