staniford grays



4 The Pines, Kingswood, Hull, HU7 3GT

£700,000

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- EXECUTIVE DETACHED HOME
- EXCLUSIVE CUL-DE-SAC LOCATION
- APPROACHING 3000 SQUARE FEEET IN SIZE
- 7 BEDROOMS
- IMPRESSIVE LAYOUT
- STUNNING PRESENTATION
- CONSIDERABLY EXTENDED
- CORNER PLOT POSITION
- 4 BATHROOMS
- VIEWING ADVISED

A SIMPLY STUNNING OPPORTUNITY WITHIN THE EXCLUSIVE SETTING OF THE PINES, KINGSWOOD - If not the largest family home on the development.

It is with absolute pleasure that we offer for sale this magnificent and considerably extended seven bedroomed, double fronted detached home which stands behind gates within an exclusive cul-de-sac of similarly styled executive homes.
Providing a fantastic arrangement of elegantly proportioned accommodation with the very best hallmark of quality clearly evident throughout and every provision for todays modern family living catered for. Beautifully presented throughout and offering a trove of high quality features. Not just a home, this is true lifestyle opportunity for the most discerning of purchasers.
The versatile and spacious accommodation Includes: A galleried reception Hallway, Cloakroom W.C., fitted Study, Cinema Room/Formal Dining Room, Reception Lounge, highly specified Breakfast Kitchen open plan to a Dayroom extension & Utility Room.
A Stunning galleried Landing provides access to five Bedrooms that include the Principal Suite complete with balcony and En-Suite Bathroom, The guest Bedroom with En Suite Bathroom, Bedrooms Three and Four again boasting double bedroom proportions and a Family Bathroom with a smart four piece suite.
To the extended second floor a further two spacious double Bedrooms and shared Bathroom complete the stunning presentation of this forever family home.
Externally the high standard of home continues with an enviable plot position with a well enclosed front Garden stocked with shrubs and plants leads to an imposing pillared entrance porch. The Gated driveway parking leads to a double Detached Garage with electric doors with well screened rear Gardens of good proportions and privacy.

A must see home. Available for viewing by appointment.



GROUND FLOOR

RECEPTION HALLWAY 13'10" x 13'5" (4.23 x 4.09)
An impressive entrance to this immaculately appointed and well specified family home, having been considerably upgraded, enhanced and extended by the current vendors. An imposing gallery style staircase leads to the first floor level with feature balustrade and spindles, Coreflex hard flooring, wall mounted alarm console, storage cupboard. Access through to a number of ground floor reception rooms.

CLOAKROOM / W.C
With pedestal wash hand basin, low flush w.c, decorative tiling to splashbacks.

STUDY 12'4" x 6'11" (3.76 x 2.13)
With Coreflex flooring continuing, uPVC double glazed windows to the front outlook, fitted storage cupboard, desk and drawers, has potential to be used as a playroom also.

CINEMA ROOM 10'1" x 12'3" (3.09 x 3.75)
With uPVC double glazed windows to the front elevation, a versatile room with potential to be used as a formal dining room, used currently as a cinema space, double doors leading to...

RECEPTION LOUNGE 16'4" x 17'9" (4.98 x 5.43)
With uPVC double glazed window to side and French doors leading to the external patio terrace, a central focal point provided via cast iron dual fuel stove into chimney recess, integrated surround sound speakers to ceiling space.

OPEN PLAN DINING KITCHEN 22'7" x 16'0" (6.89 x 4.88)
A most impressive open plan kitchen space, with internal window into the day room extension and being open plan into the day room also, suitably sized to accommodate sofa, dining table and chairs, Coreflex flooring, impressively styled upgraded kitchen in a high gloss finish, with quartz return work surfaces extending to breakfast bar area.
A range of integrated and highly specified appliances include triple mid-level Samsung ovens, inset sink and drainer with feature mixer tap, pan drawers, integrated dishwasher, twin 50/50 split fridge freezer, oversize induction hob, inset spotlights to ceiling. Given the attention to detail throughout and high standard of finish comes recommended for further internal inspection. Access through to...

UTILITY ROOM 5'2" x 8'9" (1.58 x 2.69)
With a range of fitted wall and base units, plumbing and space for washing machine and tumble dryer, wall mounted concealed boiler, side access door.

DAY ROOM EXTENSION 26'1" x 15'5" (7.96 x 4.70)
A most impressive day room extension allowing an abundance of natural daylight to filter in through the full floor-ceiling windows, double French doors lead to the patio terrace, Coreflex flooring continuing, inset spotlights to ceiling, underfloor heating, air conditioning unit, a central focal point provided via a contemporary style Henley ceiling suspended feature fire/stove. Given the elegant room proportions of the day room this genuinely serves as a stunning selling feature to the property.

FIRST FLOOR

LANDING 13'5" x 15'11" (4.11 x 4.87)
A gallery split level landing, staircase leading to second floor extension, inset spotlights to ceiling, uPVC double glazed windows to the front elevation, access provided to five bedrooms and house bathroom.





PRINCIPAL BEDROOM 16'4" x 11'10" (4.99 x 3.63)
Of double bedroom proportions, uPVC double glazed French doors leading to private balcony area, sliding wardrobes to full wall length. Access to...

EN SUITE SHOWER ROOM
Immaculately appointed with large format tiling to floors and walls, inset basin to vanity unit, backlit mirror, self contained shower cubicle with rainfall showerhead, concealed cistern low flush w.c, contemporary style heated towel rail, inset spotlights to ceiling.

GUEST BEDROOM / BEDROOM TWO 12'4" x 9'4" (3.76 x 2.86)
Of double bedroom proportions, uPVC double glazed windows, fitted wardrobes. Access to...

EN SUITE SHOWER ROOM
With concealed cistern low flush w.c, inset basin to vanity unit, feature tiling to floor and walls, heated towel rail, self contained shower cubicle.

BEDROOM THREE 12'2" x 12'6" (3.72 x 3.82)
With uPVC double glazed window, fitted wardrobes, of double bedroom proportions.

BEDROOM FOUR 12'2" x 6'11" (3.73 x 2.11)
With uPVC double glazed windows, fitted wardrobe, of double bedroom proportions.

BEDROOM FIVE 12'4" x 8'11" (3.78 x 2.73)
With uPVC double glazed window, fitted wardrobe, double bedroom proportions.

BATHROOM 8'9" x 6'9" (2.69 x 2.07)
Well presented with large format tiling to walls and floor coverings, bath with shower hose, self contained shower cubicle, low flush w.c, pedestal wash hand basin, heated towel rail, inset spotlights to ceiling, uPVC privacy window to side.

SECOND FLOOR

LANDING
Gives access to two further generously sized bedrooms and bathroom, with remote operated Velux rooflight.

BEDROOM SIX 14'7" x 15'5" (4.45 x 4.70)
With remote operated Velux, eaves storage, of double bedroom proportions, fitted high gloss wardrobes, inset spotlights to ceiling.

BEDROOM SEVEN 17'2" x 19'0" (5.25 x 5.80)
With remote operated Velux, eaves storage, of double bedroom proportions, inset spotlights to ceiling.

SECOND FLOOR BATHROOM 10'4" x 9'1" (3.15 x 2.77)
Immaculately appointed and completed to a high specification, contemporary style large format tiling, freestanding bath with chrome fitted tap point and shower hose, shower cubicle, heated towel rail, inset twin basins to vanity unit, backlit mirror, low flush w.c, inset spotlights to ceiling, uPVC privacy window to rear elevation.

OUTSIDE
The Pines remains a self contained executive community within the ever popular development of Kingswood. The immediate surroundings offer a unique setting for a number of imposing detached homes, with the subject dwelling being the largest on the whole estate. It has undergone a full transformation and program of improvement and extension to the rear and second floor level, boasting a corner plot position with excellent levels of privacy retained.
Steps lead up to the neo classical pillared front entrance, with wrought iron gate and fence extending around the perimeter of the property, a gated driveway offers parking provision for multiple vehicles, leading to Detached Garage (6.16m x 5.93m) with electronically operated door, offering further parking and storage space, and wrought iron security gates leading to the property rear.
A porcelain terrace extends from the building footprint, extending to a further decked area, laid to lawn garden, established planting and shrubbery, walled perimeter boundary also features, again retaining good levels of privacy and seclusion, also benefiting from a South facing orientation. External tap, light points, power sockets and CCTV security system.

AGENTS NOTE
Given the scale and size of the property, along with the program of refurbishment, 4 The Pines comes highly recommended for further internal inspection via the sole selling agent Staniford Grays.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'F'.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

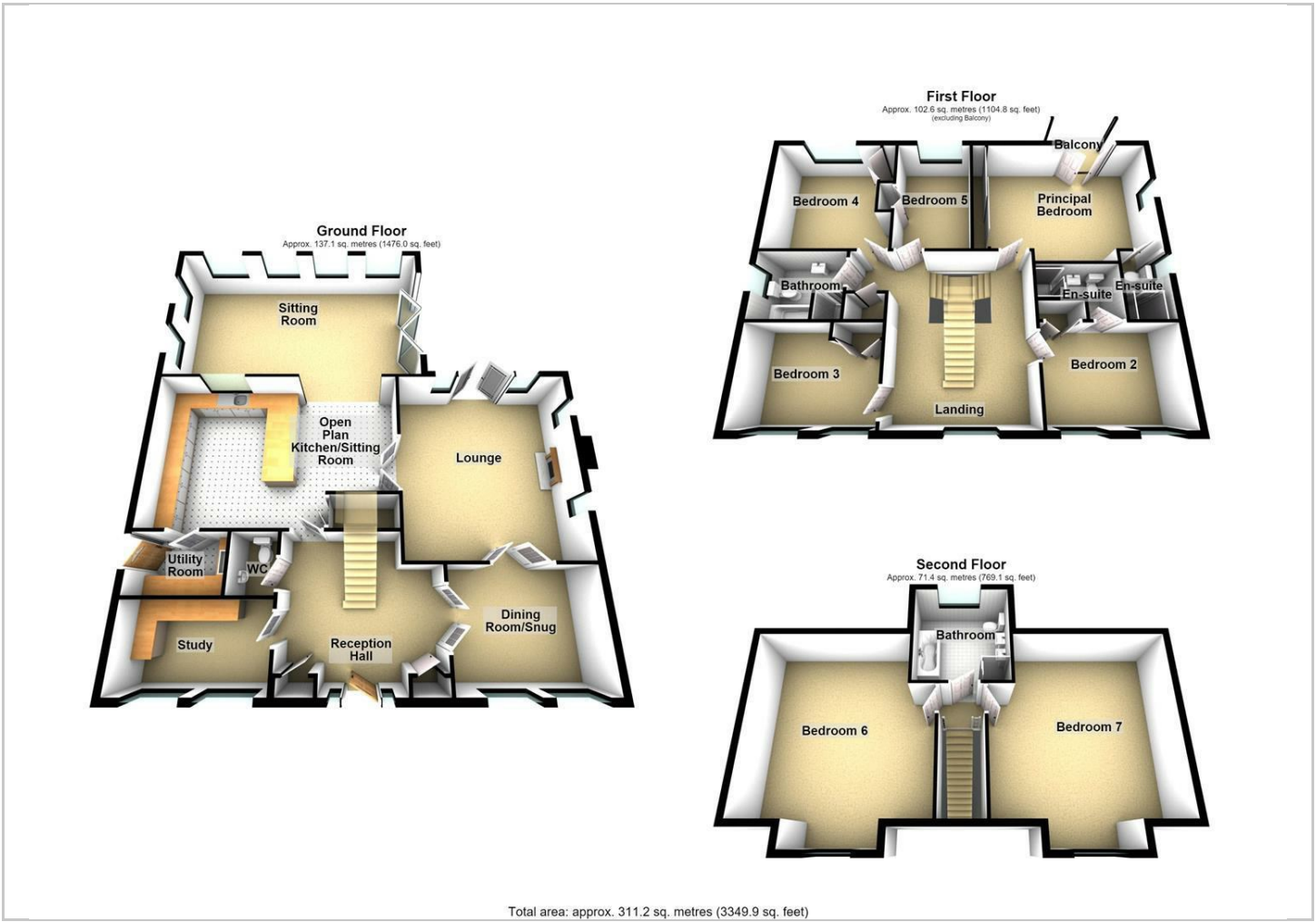
VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

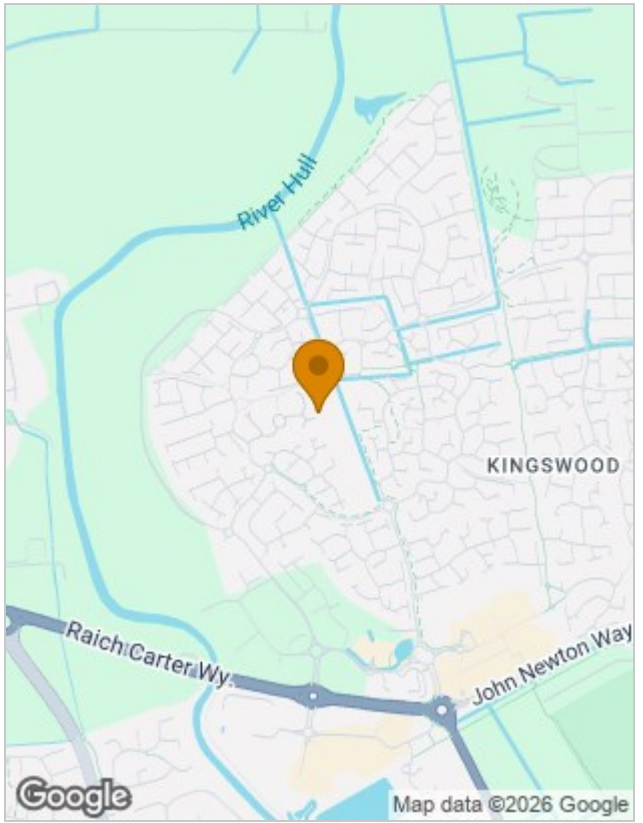
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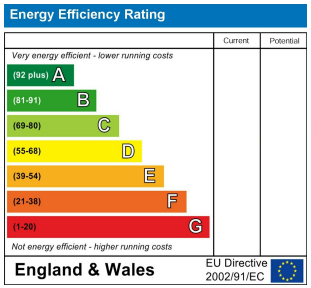
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Beverley Office Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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