



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **31 New Forest Way, Hull, HU7 3FX** **£340,000**

**IMPRESSIVE FOUR-BEDROOM DETACHED FAMILY HOME SET IN A SOUGHT-AFTER CUL-DE-SAC, FEATURING A STUNNING SOUTH FACING PRIVATE GARDEN, SPACIOUS MODERN LIVING, AND AN EXCELLENT KINGSWOOD LOCATION CLOSE TO SCHOOLS, AMENITIES, AND TRANSPORT LINKS.**

Nestled in a desirable cul-de-sac position on New Forest Way, this stunning four-bedroom detached house in Kingswood, Hull, offers a perfect blend of comfort and style. The property features a spacious lounge, providing ample space for both relaxation and entertaining. The master bedroom features an en suite bathroom, ensuring a private retreat for the homeowners.

The heart of the home is undoubtedly the kitchen diner, which is designed for modern living. With French doors that open up onto the beautifully maintained rear garden, this space is perfect for enjoying al fresco dining or simply soaking in the natural light. The utility room and integral garage add to the convenience of this well-thought-out home, while a ground floor WC enhances practicality for family living.

Outside, the extensive south facing rear garden is a true highlight. Not overlooked, it offers a serene and private outdoor space, ideal for family gatherings or quiet moments in nature. The property also benefits from ample off-road parking on the driveway, making it easy for guests to visit.

Located in the popular Kingswood area, this home is close to a wide range of amenities, schools, and transport links, making it an ideal choice for families and professionals alike. This property is not just a house; it is a wonderful place to call home. Don't miss the opportunity to make it yours.

### **CENTRAL HEATING**

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

### **COUNCIL TAX BAND**

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

### **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.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

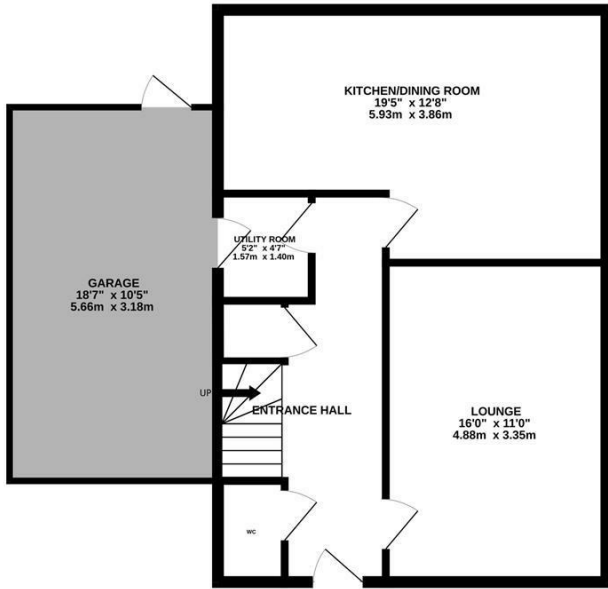
### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

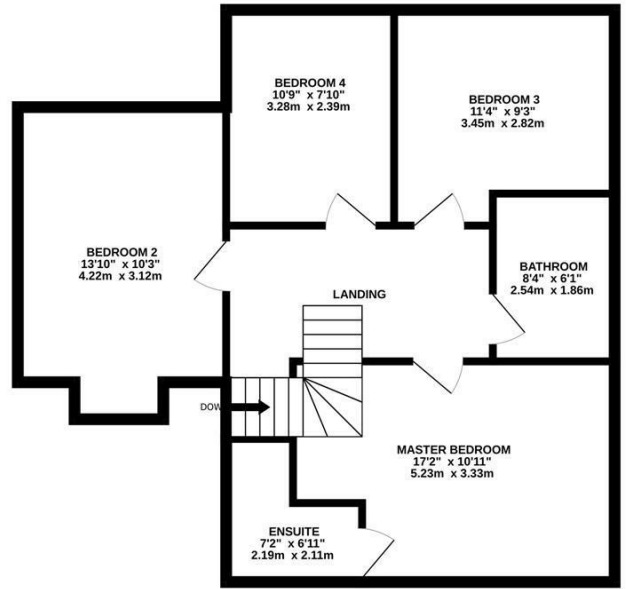
### **VIEWINGS**

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

GROUND FLOOR



1ST FLOOR



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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
78	81
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	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

