



Sovereign Way Kingswood, HU7 3JG

- Three Bedroom Detached
- En-Suite to Bedroom 1
- Close to Shops, Supermarkets & Restaurants
- Large Private Driveway With Integral Garage
- Bright and Airy Conservatory
- Beautiful & Stylish Throughout
- Modern Open-Plan Living
- South-Facing Garden
- Great Catchment Area for Schools
- Downstairs WC

Asking price £240,000 - £240,000





WELCOME TO THIS ABSOLUTELY STUNNING HOME, DECORATED AND STYLED TO SUCH A HIGH STANDARD AND COMPLETELY IMMACULATE THORUGHOUT!!

Situated on the desirable Sovereign Way in Kingswood, this impressively presented three-bedroom detached home offers generous living space and modern comforts throughout.

The property boasts a stylish interior, open lounge and dining area, contemporary kitchen and a bright conservatory that overlooks the rear garden – ideal for family living or entertaining.

Upstairs, there are three well-proportioned bedrooms, with the master benefitting from a modern en-suite with bath.

Further highlights include an integral garage, a private driveway providing off-street parking, and a low-maintenance garden to the rear.

Sovereign Way enjoys a prime position within Kingswood, close to a range of excellent amenities including shops, restaurants, schools, and leisure facilities. The area also benefits from strong transport links, making it ideal for families and professionals alike.

With its excellent layout and desirable location this home is truly stunning throughout and ready to move straight into.

Viewing is highly recommended - Contact us now!!!



Entrance Hall

Welcoming hallway with soft colour tones and wall panelling, accessed by solid composite front door, with carpeted stairs to the first floor, door leading to the lounge. With tiled flooring, uPVC window and radiator.

Lounge

10'2" x 12'5"

A bright and spacious reception room which has been opened up to lead to the dining area and kitchen. This room is a truly inviting space ideal for relaxing and entertaining, comprising tasteful decor, wall panelling and a media wall. With tiled flooring, large uPVC window and radiator.

Dining Room

7'11" x 9'10"

Warm and inviting dining area providing the perfect space for a table and chairs. Following suit with the gorgeous decor, tiled flooring and uPVC window allowing the natural light to flood in.

Kitchen

8'10" x 8'1"

Modern shaker style kitchen with wall and base units and integrated appliances including oven, induction hob, extractor fan, fridge and dishwasher. With stunning compact laminate worktops and splashbacks, tiled flooring and uPVC window. Leading to the utility room, downstairs WC and conservatory.

Utility Area

4'7" x 5'2"

Matching the modern shaker style wall and base units in the kitchen, with compact laminate worktop and splashback, this area provides ample storage and extra space. With tiled flooring, door leading to downstairs WC and door leading to the conservatory.

Downstairs WC

4'9" x 2'11"

Conveniently located and stylishly decorated, with WC and wash hand basin with underneath vanity unit, tiled flooring, uPVC window and radiator.

Conservatory

10'4" x 9'8"

A light-filled addition overlooking the rear garden, creating a versatile living space for dining, relaxing or entertaining. With tiled flooring and French doors leading to the rear garden.

Bedroom 1

8'3" x 10'11"

Generous double bedroom engulfed in a calming ambiance and neutral tones, with storage cupboard and door leading to en-suite. With carpet flooring, uPVC window and radiator.

En-Suite

8'2" x 4'11"

Contemporary and stylish en-suite including panelled bath with overhead rainfall shower, wash hand basin and WC. With herringbone flooring, radiator and uPVC window.

Bedroom 2

10'5" x 11'1"

Beautifully decorated double bedroom to the front aspect, with storage cupboard, carpet flooring, uPVC window and radiator.

Bedroom 3

6'2" x 9'7"

Another great sized room with modern decor, ideal for an office, bedroom or dressing room. With carpet flooring, uPVC window and radiator.

Bathroom

5'5" x 6'5"

Fresh and tasteful bathroom comprising of large shower cubicle with overhead rainfall shower and combination vanity unit with toilet. With laminate flooring, tiled walls, vertical flat panel style radiator and uPVC window.

Rear Garden

South-facing rear garden offering complete privacy and fully enclosed, with side gate access. Low maintenance with lawn and tiled patio area, perfect for outdoor dining and family use.

External

To the front external, there is a private driveway providing off-street parking, leading to the integral garage. With a neat frontage enhancing the property's kerb appeal.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - D
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

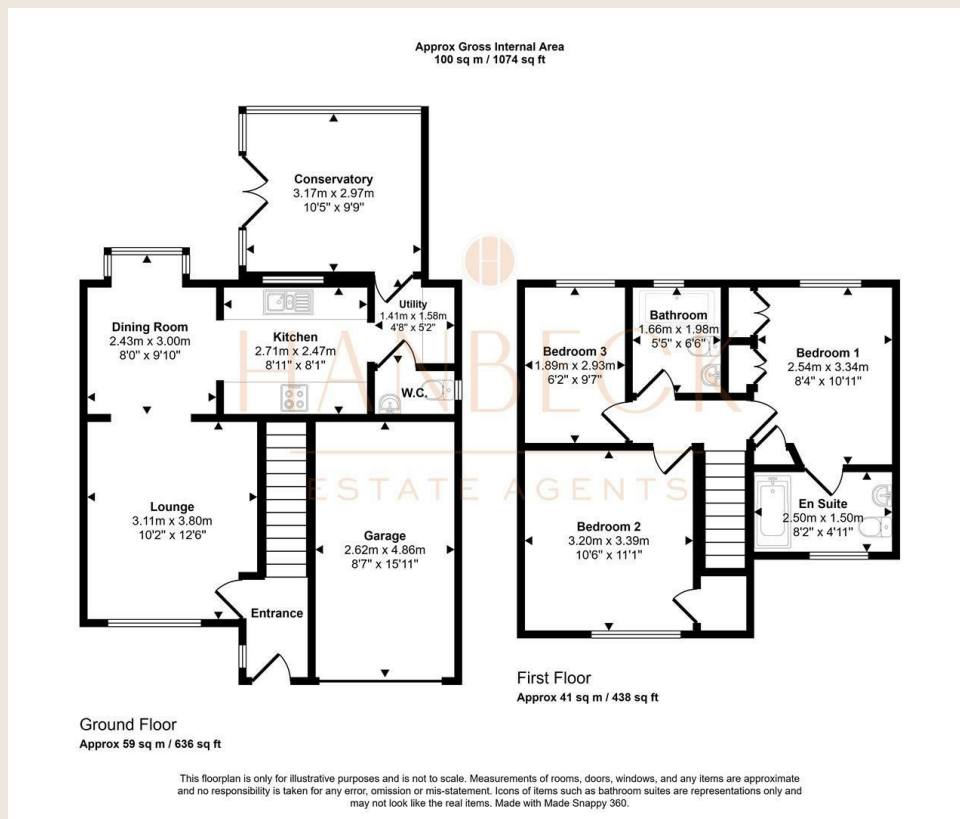
Free Valuation

Thinking of selling or letting?

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Local Authority **Hull City Council**
Council Tax Band **D**
EPC Rating **D**



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