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36 The Pines, Kingswood, Hull, HU7 3GT

Offers Over £525,000

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- IMMACULATE 'FOREVER' FAMILY HOME
- EXECUTIVE SETTING OF THE PINES
- LANDSCAPED GARDENS
- 5 BEDROOMS
- HIGH INTERNAL SPECIFICATION
- DOUBLE FRONTED
- FULLY RE-MODELLED INTERNALLY
- GATED AND GENEORUS DRIVEWAY WITH DOUBLE GARAGING
- 3 BATHROOMS + W.C.
- LIFESTYLE KITCHEN AND DAYROOM

A SUPERB EXAMPLE OF AN EXTREMELY WELL SPECIFIED FAMILY HOME WITH HALLMARKS OF QUALITY THROUGHOUT.

This is a must see family home for applicants looking for aspirational family living with the advantage of a ready to move in home. Offering a spacious internal layout with an excellent balance of reception space and bedroom accommodation this smartly appointed and upgraded family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Galleried Hallway, Formal Lounge space with access to a dedicated Dining Room, an open plan Kitchen Day Room benefiting from landscaped garden views with access into a Utility Room and Cloakroom W.C. and Study/Playroom.

To the first floor a spacious landing provides access to Five Bedrooms and House Bathroom. The principal suite enjoys an En Suite Shower Room with a further En Suite to Bedroom Two.

Within the executive neighbourhood a gated double width driveway provides access to a double detached garage.

A key selling feature is the private facing landscaped garden with outdoor kitchen enhancing both saleability and value and unique to the property with internal inspection invited to appreciate the size of plot on offer and attention to detail throughout.



GROUND FLOOR

ENTRANCE HALLWAY
Accessed via feature entrance door with storm porch incorporating neo-classical columns, giving access to most impressive galleried reception hallway with double balustraded stairwell leading to split level gallery landing, cast iron feature radiators throughout the property, large format tiling to floorcoverings, deep storage cupboard. Access to reception rooms and...

CLOAKROOM / W.C 3'4" x 5'3" (1.02 x 1.62)
Traditionally styled with feature high-flush w.c, basin, feature floor tiling.

STUDY / PLAY ROOM 12'4" x 7'1" (3.78 x 2.16)
With Karndean flooring, uPVC double glazed window to the front, has potential to be used as a dedicated study also and consequently offering a wealth of opportunity.

DINING ROOM 10'3" x 12'7" (3.14 x 3.84)
With uPVC double glazed window to the front elevation, Karndean flooring, double doors leading from entrance hallway, being open plan through to...

RECEPTION LOUNGE 17'10" x 16'0" (5.45 x 4.88)
Accessed from the dining room and kitchen, boasting excellent levels of natural daylight with laminate to floor coverings, inset fire with feature hearth and surround, wall light points, French doors and additional windows to both sides providing access to the elevated outdoor terrace and garden beyond.

KITCHEN / DAY ROOM 22'6" x 15'6" (6.87 x 4.74)
Serving as the heart of this family home with contemporary styling throughout, with large format floor tiling, space for dining table to alternate room length, an impressive kitchen featuring contrasting wall and base units in anthracite grey and light grey finish, quartz work surfaces and upstands extending to dedicated breakfast bar area with additional cupboard space beneath, pan drawers, pantry cupboard, twin Siemens mid-level ovens, oversize Siemens induction hob, concealed recessed extractor, inset Blanco sink with hose tap, incorporated drainer to work surface, integrated dishwasher, space for freestanding American fridge freezer, inset spotlights to ceiling, undercabinetry lighting, uPVC double glazed window to the rear and French doors leading to external terrace. Access to...

UTILITY ROOM 5'1" x 8'9" (1.57 x 2.69)
With inset Blanco sink and mixer tap, quartz work surfaces and upstands, space for washing machine and dryer, wall mounted boiler inside cupboard, large format floor tiling, feature wall tiling, side access to external areas.

FIRST FLOOR

LANDING 15'11" x 13'4" (4.87 x 4.08)
An impressive gallery style split level landing giving access to five bedrooms and house bathroom, loft access point, storage cupboard.

PRINCIPAL BEDROOM 18'6" x 12'11" (5.66 x 3.94)
With feature Juliet balcony via double doors providing elevated outlook over the gardens, Karndean flooring, space for freestanding bedroom furniture, a communicating door to bedroom five has been inserted to create access to a dressing room (should this be required, or alternatively could be reinstated to its original use).





EN SUITE SHOWER ROOM
Comprising of walk-in shower with wall mounted showerhead and console, wall mounted feature basin, low flush w.c, heated towel rail, contrasting floor and wall tile detailing, wall mounted mirrored cabinetry.

BEDROOM TWO 12'7" x 9'4" (3.84 x 2.85)
With uPVC double glazed window to front, Karndean flooring, fitted wardrobe storage, of double bedroom proportions. Leads to...

EN SUITE SHOWER ROOM
Neutrally appointed with walk-in shower, pedestal basin, low flush w.c, tiling to full wall splashbacks and contrasting floor tile.

BEDROOM THREE 11'10" x 12'6" (3.61 x 3.83)
With uPVC double glazed window to the rear elevation, Karndean flooring, fitted wardrobes and of double bedroom proportions.

BEDROOM FOUR 12'4" x 9'0" (3.77 x 2.75)
With uPVC double glazed window to the front elevation, Karndean flooring, fitted wardrobes and of double bedroom proportions.

BEDROOM FIVE 12'4" x 7'10" (3.78 x 2.41)
With uPVC double glazed window to rear, has potential to be used as a fifth bedroom or nursery, currently used as a dressing room with fitted wardrobes, door access to principal bedroom and gallery landing.

HOUSE BATHROOM 13'1" x 6'8" (4.00 x 2.05)
A most impressive Victorian style feature bathroom, with freestanding roll top bath with chrome fitted tap furniture and shower hose, low flush w.c, traditional style basin, corner shower cubicle with wall mounted showerhead and console, Victorian style wall detailing with border inlays, floor tiling, uPVC privacy window, heated towel rail.

OUTSIDE
The Pines offers a truly unique residential setting offering a limited number of executive family residences within the popular Kingswood development, taking full advantage of all the immediate local services and amenities.
The property boasts a generous gated brick sett driveway offering double width parking for multiple vehicles, in turn leading to a detached garage with twin up and over electronically operated doors, full power and lighting and personnel door to side. The residence remains offset from the roadside, being screened with hedging and established planting to the front boundary perimeter.
Gated access leads to a most impressive landscaped rear garden that needs to be seen to be fully appreciated, with elevated tiled terrace extending from the immediate building footprint, feature trellising, in turn leading down to an artificial lawn, with well stocked plant, shrub borders and palm trees to the South facing elevation. A further dining area exists with trellising and terracing, access also provided to an outdoor kitchen with barbeque area space with tiled detail, work surface preparation area, storage cupboard, inset double sink with tap point, external light points and power sockets throughout.
A further terrace extends around the rear of the garage, again boasting good levels of privacy and seclusion throughout, with the garden adding to both lifestyle and saleability.

SERVICE CHARGE
There is a service charge payable to Meadfleet Open Space Management to maintain green spaces. this is approximately £250 per year.

AGENTS NOTE
The vendors have undertaken a philosophy of presenting their property to an immaculate standard and high specification, and given the attention to detail throughout comes recommended for further viewing via the sole selling agent Staniford Grays.

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

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

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

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

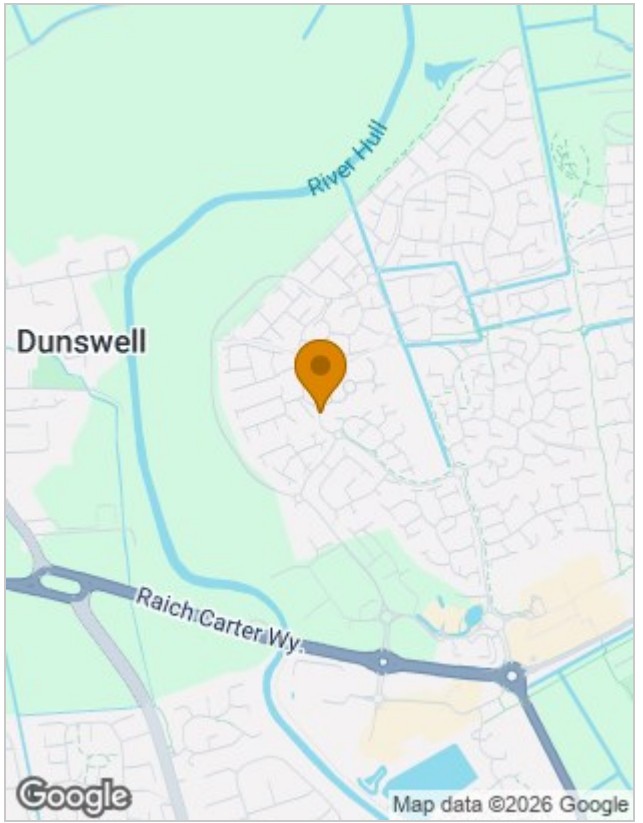


Floor Plans

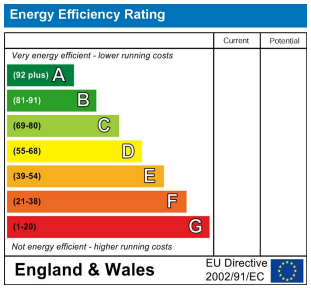


Total area: approx. 205.4 sq. metres (2210.9 sq. feet)

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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