



4 Nursery Close, Swanland, North Ferriby, East Yorkshire, HU14 3FA



## WELCOME TO 4 NURSERY CLOSE, SWANLAND – A SPACIOUS 5-BEDROOM FAMILY HOME



Discover this exceptional 5-BEDROOM EXECUTIVE HOME located in the highly sought-after village of SWANLAND. Situated on an exclusive development, this property offers ample space for family living and entertaining. With a LARGE DRIVEWAY, DOUBLE GARAGE, and a beautifully designed interior, this home is perfect for those seeking comfort and convenience.

### From the Agent's Perspective

As you step into 4 Nursery Close, you're immediately welcomed by a SPACIOUS HALLWAY that sets the tone for the rest of the home. The ground floor features a generous LOUNGE, a cosy SNUG, and a LARGE KITCHEN DINER with bifold doors that open to the garden, perfect for family gatherings. The elegant stairway leads you to the first floor, where you'll find 5 BEDROOMS, including a master suite with an EN-SUITE BATHROOM. The fifth bedroom is currently a well-appointed dressing room, but it can easily be converted back to a bedroom if needed. With two en-suites and a large family bathroom, this home is ideal for a growing family.

### From the Client's Perspective

Having lived here for many years, I can truly say this home has been a wonderful place to raise my children. The open hallway always felt welcoming, and the space has been perfect for hosting barbecues and entertaining friends. Now that my children have moved on, it's time for me to start a new chapter. I hope the next owners will enjoy this home as much as I have.







### Location

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

### Tenure

The tenure of the property is freehold.

### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.\*

### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

## Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## Viewings

Strictly by appointment with the sole agents.

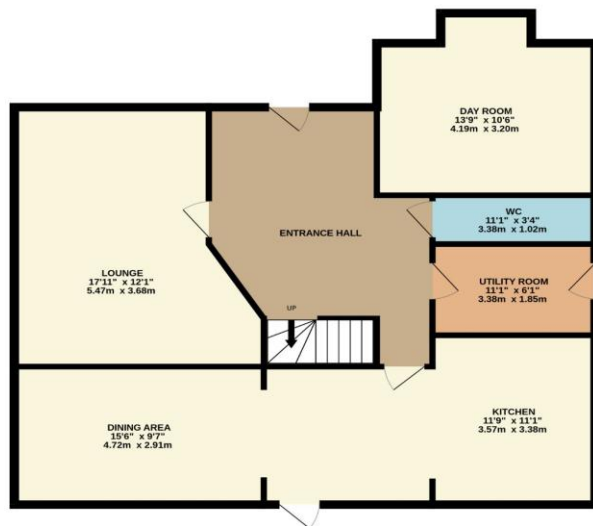
## Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

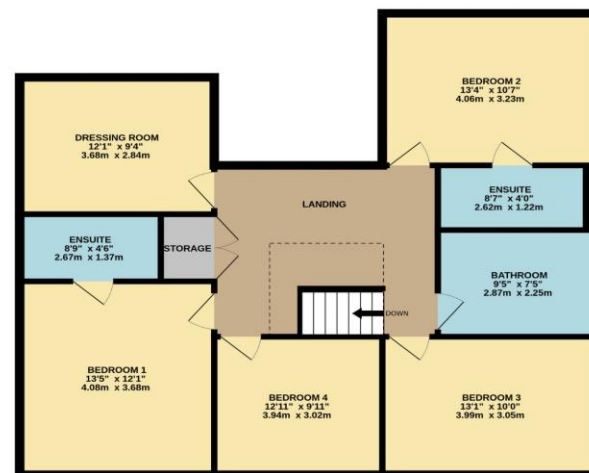
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
1064 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
985 sq.ft. (91.5 sq.m.) approx.



TOTAL FLOOR AREA : 2048 sq.ft. (190.3 sq.m.) 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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

