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grays



8 Meadow Walk, Swanland, HU14 3RF

£409,950

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# 8 Meadow Walk

Swanland, HU14 3RF

- IMMACULATELY APPOINTED FAMILY HOME
- OPEN PLAN LAYOUT
- FOUR BEDROOMS
- CUL-DE-SAC SETTING
- PRIVATE GARDENS
- EXTENDED TO REAR
- THREE RECEPTION AREAS
- MODERN KITCHEN AND BATHROOM
- DRIVEWAY AND GARAGE

FULLY RENOVATED, EXTENDED AND IMMACULATELY APPOINTED FAMILY HOME.

Offering well planned and modern living with a full programme of upgrade having taken place.

The property offers an arrangement of open plan and flowing living space with an interlinking Dayroom and Snug to the extended Kitchen making the property ideal for profiles searching for a true family home.

The ground floor comprises; Entrance Vestibule and Hallway, Cloakroom Reception Lounge of a good size, Dayroom and Dining area and immaculately appointed Kitchen and ground floor Study.

To the first floor level a central landing provides access to four well-proportioned Bedrooms and House Bathroom also incorporating a freestanding bath and wet room area.

Externally the property enjoys a broad frontage with generous driveway parking and a single garage.

West facing gardens remain private to the rear with pergola and storage area.

Early inspection is invited given the excellent levels of family appeal and falling within the catchment area for good primary and secondary schools.



£409,950



## ENTRANCE VESTIBULE 10'6" x 4'5" (3.21 x 1.37)

A welcoming entrance to this immaculately appointed and extended family home with laminate to floor coverings, composite style entrance door and uPVC glazed window to side.

## ENTRANCE HALLWAY 15'1" x 6'2" (4.61 x 1.88)

With staircase approach to first floor level, laminate to floor coverings and access to ground floor reception spaces.

## CLOAKROOM/ WC 7'4" x 2'9" (2.24 x 0.86)

With low flush WC, wall mounted basin, mosaic tiling and understairs storage cupboard housing boiler also.

## RECEPTION LOUNGE 14'11" x 11'2" (4.56 x 3.42)

With double doors leading through to the open plan day room dining kitchen and snug, this formal reception space benefits from a front facing and private screened view with uPVC double glazed window to the frontage. Traditional styled gas fire with hearth and surround.

## KITCHEN/ DAY ROOM 15'2" x 10'5" (kitchen) 25'1" x 8'10" at longest a (4.63 x 3.18 (kitchen) 7.67 x 2.70 at longest and w)

The heart of the home remains a most impressive open plan day room kitchen forming a considerable extension to the property. The kitchen has a generous amount of low level base and wall units with contrasting work surfaces over, in a high gloss finish. With laminate to floor coverings, inset spotlights to ceiling, oversized Neff induction hob with ceiling suspended extractor canopy, double Neff mid level ovens and integrated microwave over. Integrated dishwasher, stainless steel one and a half bowl sink and drainer with feature mixer tap, under cupboard plinth lighting. Space for a number of further freestanding white goods also.

Being open plan to the day room dining area. Used by the current vendors as an informal dining space, but has potential to be used for a multitude of purposes, extending through to...

## DAY ROOM / GARDEN ROOM 12'3" x 12'7" (3.74 x 3.84)

Inset spotlights to ceiling, French doors leading to the external patio terrace with additional picture window. A focal point is provided via a multi-fuel stove.

## STUDY 9'3" x 6'9" (2.84 x 2.08)

Has potential to be used as a play room also, with uPVC double glazed window to side and storage cupboard.

## FIRST FLOOR LANDING 12'5" x 11'9" (3.79 x 3.60)

With uPVC double glazed window to the front outlook and of double bedroom proportions with space for freestanding bedroom furniture.

## BEDROOM ONE 12'6" x 11'11" (3.82 x 3.64)

With uPVC double glazed window to the rear outlook and of double bedroom proportions with space for freestanding bedroom furniture.

## BEDROOM TWO 9'5" x 13'2" (2.88 x 4.03)

Features a front facing orientation with uPVC double glazed window, of double bedroom proportions and space for freestanding bedroom furniture.

## BEDROOM THREE

Features a front facing orientation with uPVC double glazed window, of double bedroom proportions and space for freestanding bedroom furniture.



#### BEDROOM FOUR

With uPVC double glazed window to side. Proportions for a double bedroom but used by the current vendors as a generously sized walk in wardrobe with fitted hanging rails and storage to two full wall lengths.

9'10" x 7'10" (3.02 x 2.41)

#### HOUSE BATHROOM

Benefiting from contemporary styling throughout with high gloss porcelain flooring and contrasting tiling to full wall heights. Inset spotlights to ceiling, freestanding oversize bath, walk-in shower area with glazed screening, rainfall shower head and additional shower head. Oversize vanity basin with back lit illuminated mirror. Concealed cistern low flush WC, recessed back lit storage points with inset spotlights to ceiling and uPVC double glazed privacy window to the rear elevation. Vertical border detailing and chrome fitted heated towel rail.

11'10" x 8'4" (3.62 x 2.56)

#### EXTERNAL

Meadow Walk remains conveniently positioned in a central Swanland position offering a dedicated cul-de-sac of a number of like minded detached family homes.

The property itself benefits from a generous entrance drive suitable for parking for a number of vehicles, being well screened from the cul-de-sac itself with herbaceous planting, border and shrubbery to the front and side perimeter boundaries. Laid to lawn grass section and pathway leading to the property entrance and single garage.

Gated access is provided to the side of the property in turn leading to a private West facing rear garden with patio terrace extending from the immediate building footprint. Raised plant borders feature, laid to lawn grass, shrubbery and planting with a further 'secret' garden area with trellised walkway and pergola leading to a shed. External tap and light points and power sockets also.

#### SINGLE GARAGE

With up and over access door and full power and lighting.

#### AGENTS NOTE

The current vendors have upgraded and extended this well appointed family home and comes suitable for viewing for applicants looking for ready to move in family living.

#### COUNCIL TAX:

We understand the current Council Tax Band to be E

#### SERVICES :

Mains water, gas, electricity and drainage are connected.

#### 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.

#### MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

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

#### PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

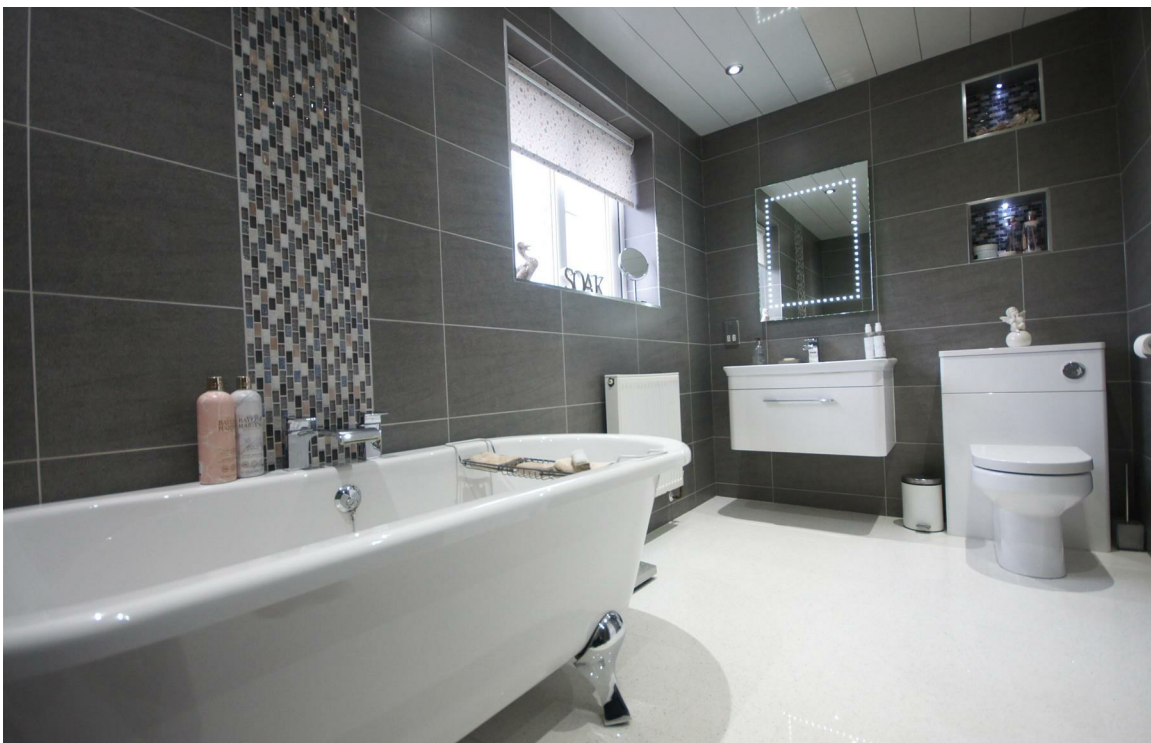
#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





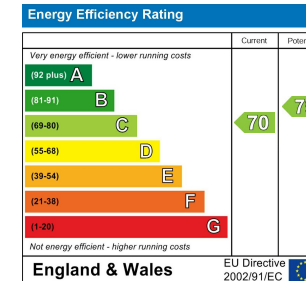
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Swanland Office on 01482 631133 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.