

# staniford grays



2 Sissons Close, Swanland, HU14 3SJ

£389,950





# 2 Sissons Close

Swanland, HU14 3SJ

- MODERN FAMILY HOME
- CUL-DE-SAC SETTING
- DOUBLE DRIVEWAY AND PARKING
- 2 BATHROOMS
- OPEN FIELD VIEWS
- MODERN LAYOUT
- 4 BEDROOMS
- 7 YEARS REMAINING ON NHBC BUILD WARRANTY

OPEN FIELD VIEWS AND A TRANQUIL CUL-DE-SAC SETTING.

A SUPERB EXAMPLE OF A MODERN, DETACHED BELLWAY HOME IN 'NEW BUILD CONDITION' with a number of internal upgrades.

Offering a spacious internal layout with an excellent balance of formal reception spaces and open plan living, this smartly appointed and well specified family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, open plan Kitchen/Family Room benefiting from garden views and a Cloakroom W.C.

To the first floor landing access to Four Double Bedrooms and a House Bathroom. The Master Bedroom benefits from an En-Suite Shower.

Externally a double width driveway provides access to a single garage.

Private facing gardens feature to the rear with a dedicated patio and grassed lawn area of a good size.

Available for immediate viewing for applicants looking for a modern styled home with the benefit of over 7 years remaining on the NHBC build warranty.



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## GROUND FLOOR

**ENTRANCE HALLWAY** 16'7" x 6'7" (5.06 x 2.02)  
Accessed via composite entrance door with panel windows either side, with tiling to floorcoverings and balustraded staircase to first floor level. Access is provided to ground floor reception spaces and...

**CLOAKROOM / W.C**  
Roca sanitaryware comprising of concealed cistern w.c, wall mounted basin, feature wall tiling and tiled floor.

**RECEPTION LOUNGE** 15'8" x 10'5" (4.78 x 3.20)  
With uPVC double glazed window to the private front outlook, suitably sized to accommodate furniture suite, used currently as the formal reception space.

**OPEN PLAN DAY ROOM/ DINING KITCHEN** 26'1" x 11'0" (7.97 x 3.37)  
(at longest & widest point)  
Boasting excellent levels of natural daylight with a South facing orientation offering full garden and open field views beyond via French doors with complementary windows to each side and additional full height window also. Tiling to full floor coverings with ample space for dining table, being open plan through to the main body of kitchen featuring contemporary style wall and base units with soft-closing drawers and doors and contrasting work surfaces over, dedicated breakfast bar with seating area, one and a half bowl stainless steel sink & drainer and inset spotlights to ceiling. A number of integrated appliances include double mid-level Zanussi oven, gas hob with extractor canopy over, integrated fridge/freezer, dishwasher and washing machine.

## FIRST FLOOR

**LANDING** 11'2" x 5'2" (3.41 x 1.58)  
With loft access point, deep storage cupboard housing hot water cylinder, with space also for drying.

**MASTER BEDROOM** 15'8" x 13'3" (4.80 x 4.06)  
(at longest & widest point)  
With uPVC double glazed window to front orientation, suitably sized to accommodate double bed and freestanding bedroom furniture.

**EN SUITE SHOWER ROOM** 6'9" x 5'10" (2.07 x 1.78)  
Immaculately styled with relief tiling to splashbacks, incorporating Roca sanitaryware including concealed cistern w.c, wall mounted basin, self contained double shower cubicle with rainfall showerhead and console, electric shaver point and inset spotlights to ceiling.

**BEDROOM TWO** 13'4" x 8'6" (4.07 x 2.60)  
With uPVC double glazed window to front outlook, of double bedroom proportions and space for freestanding furniture.

**BEDROOM THREE** 9'10" x 10'0" (3.02 x 3.05)  
With uPVC double glazed window to the rear, with full open outlook to fields and beyond, of double bedroom proportions with space for freestanding bedroom furniture.

**BEDROOM FOUR** 7'4" x 9'5" (2.25 x 2.88)  
Used currently as a Study but has potential to be used as double bedroom, with uPVC double glazed window to rear.



#### HOUSE BATHROOM

8'3" x 6'3" (2.53 x 1.92)

With uPVC privacy window to rear, Roca concealed cistern low flush w.c, panel bath with chrome tap furniture, wash hand basin, chrome fitted towel rail, tiled floor coverings with contrasting relief wall tiles, inset spotlights to ceiling and electric shaver point.

#### EXTERNAL AREAS

Sissons Close remains conveniently positioned forming part of the new Bellway development in the village of Swanland, with seven years remaining on the NHBC build warranty. The property is located on a cul-de-sac of limited number of houses, with double width driveway and laid to lawn grass to the front boundary with shrub and plant bordered edging. Gated access is provided to the rear garden, boasting a South facing orientation, with patio terrace extending from the immediate building footprint, laid to lawn grass and full open field outlook that has to be seen to be fully appreciated given the open vistas. External light and tap point.

#### 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 believe the ERYC Council Tax band to be 'E'.

#### TENURE

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

#### VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

#### WEBSITES

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

#### 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



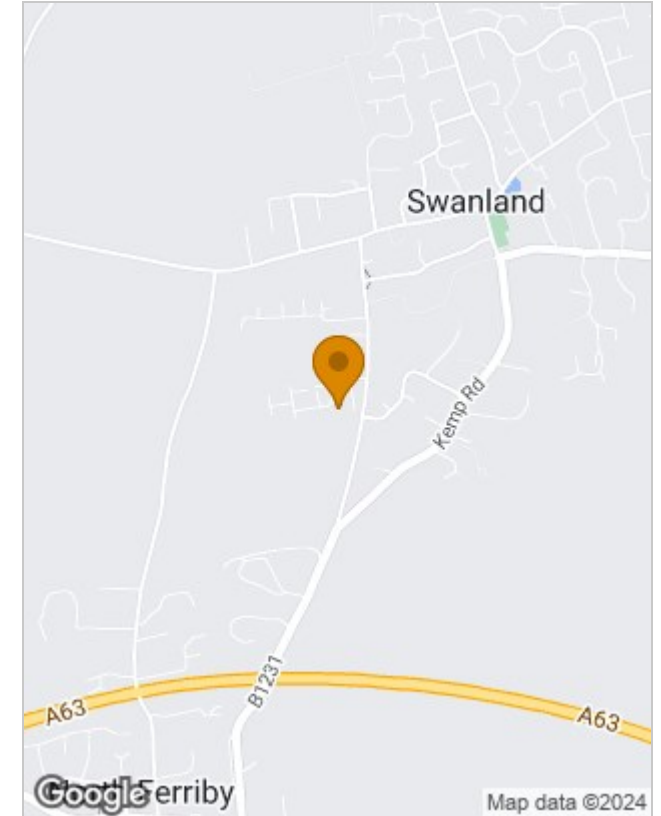
## Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	