

staniford
grays



22 Annie Med Lane, South Cave, HU15 2HG

£419,950





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- CONSIDERABLY EXTENDED BUNGALOW
- EXCELLENT MODERN SPECIFICATION
- GOOD NATURAL DAYLIGHT
- 2 BATHROOMS
- OVER 1200 SQUARE FEET
- DECEPTIVELY SPACIOUS
- IMPRESSIVE OPEN PLAN LAYOUT
- UP TO 3 DOUBLE BEDROOMS
- PRIVATE PILLARED ACCESS
- SOLAR PANELS TO ROOF

MODERN, EXTENDED AND FULLY RENOVATED BUNGALOW OCCUPYING A DISCREET POSITION WITH PILLARED ENTRANCE DRIVE.

With an enviable internal specification and outstanding contemporary appeal. Being suitable for a number of applicants, maximising the natural daylight to the open plan dayroom and extending in excess of 1200 square feet internally.

The modern styled living space comprises; Reception Hallway, with the heart of the home being an open plan Dayroom, maximizing the garden views with a picture window and bi-folding doors, open plan to a well specified, lifestyle Kitchen and separate Utility Room. A Master Bedroom with a luxuriously appointed En-suite Bathroom, further double bedroom and House Shower Room lead from an Inner Hallway also. Further flexibility is offered to the Sitting Room/Bedroom 3.

Externally a dedicated, brick pillared access leads to just two dwellings with the bungalow forming a broad plot frontage with generous parking and private South facing gardens and solar panels to roof.

Bungalows with this level of privacy remain a rare product within this South Cave setting with an internal inspection advised.



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ACCOMMODATION COMPRISES

ENTRANCE HALLWAY 8'6" x 7'2" (2.61 x 2.19)
A welcoming entrance to this immaculately improved and extended bungalow with anthracite grey composite entrance door and complimentary privacy window to side. Laminate to floor coverings, feature radiator and vaulted roof height with Velux roof light to ceiling.

SITTING ROOM/ BEDROOM TWO 15'6" x 11'7" (4.73 x 3.54)
Offering a versatile reception space or alternatively has potential to be used as a dedicated bedroom. With oversized uPVC double glazed window to the rear garden outlook, having been converted from the original garage space and offering a generously proportioned room depending on the needs of an individuals requirements.

DAY ROOM/ KITCHEN 24'5" x 12'4" at longest and widest point (7.46 x 3.77 at longest and widest point)
Immaculately appointed throughout with a superb specification incorporating excellent levels of natural daylight, being open plan to the day room and lounge area also.

Fitted with a contemporary style modern kitchen, offering a range of low level base units and wall units, with contrasting granite work surface over and granite upstands. A dedicated kitchen island overlooks the day room/lounge. With twin low level ovens, six ring gas burning hob, ceiling suspended extraction point and feature downlighters. Inset sink with feature mixer tap, integrated dishwasher and fridge and freezer. Concealed cupboard opening to further storage. With contemporary style modern radiators throughout with access through to inner hallway and utility room. Open plan to....

DAY ROOM LOUNGE EXTENSION 23'11" x 9'10" (7.29 x 3.02)
Boasting elegant room proportions serving as the extension to the property with inset spotlights to ceiling, laminate to floor coverings, bifolding doors with further uPVC picture window providing full garden outlook and has potential to be used in a multitude of ways,

UTILITY ROOM 5'3" x 6'1" (1.61 x 1.86)
With inset sink and mixer tap, modern wall and base units with granite work surface and upstands and contemporary radiator.

INNER HALLWAY 8'3" x 4'1" (2.54 x 1.25)
With access provided to two double bedrooms, house bathrooms, oak internal doors throughout and loft access point.

MASTER BEDROOM 11'5" x 13'11" at longest and widest point (3.49 x 4.25 at longest and widest point)
Boasting double bedroom room proportions with space for further free standing bedroom furniture and bay uPVC double glazed window, leads to...



ENSUITE SHOWER ROOM

8'2" x 7'11" (2.51 x 2.43)

Immaculately appointed with a high specification incorporating porcelain floor and wall tiling, Aqualisa remote controlled shower with rainfall shower head, walk in floor recessed shower tray with shower screen, shelving, back lit light points, low flush WC, contemporary basin inset to vanity storage unit. With heated towel rail, back lit circular LED mirror with sensor lighting to vanity unit. Inset spotlights to ceiling and uPVC privacy window to side.

BEDROOM TWO

10'2" x 11'8" (3.12 x 3.57)

With uPVC double glazed window to frontage, of double bedroom proportions with fitted cupboards to one full wall length and cupboard housing Worcester wall mounted boiler.

HOUSE BATHROOM

8'10" x 7'0" (2.70 x 2.14)

with modern styling throughout with tiled panel bath with rainfall shower head, black tap furniture throughout, including shower console, back lit shower recess. Inset basin to vanity unit, low flush WC. Tiling to full wall splashbacks and floor coverings. Contemporary heated towel rail and inset spotlights to ceiling.

EXTERNAL

The subject home for sale has undergone a full programme of transformation, upgrade and improvement, including a large extension to the rear that must be seen to be fully appreciated.

The property itself is accessed via a pillared, shared entrance drive and consequently offers good levels of exclusivity and privacy throughout.

Generous parking is offered to the frontage of the property, in turn leading to a store with electronically operated garage/store door. Gated access is provided round the sides of the property with a patio terrace extending from the immediate building footprint. Laid to lawn grass, shed storage area, established planting and shrubbery to border perimeters with boarded fencing to the perimeter boundary also.

AGENTS NOTE

The property benefits from solar panels to the south facing roof elevation with further details available through the sole selling agent Staniford Grays.

COUNCIL TAX:

We understand the current Council Tax Band to be D

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE :

Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@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.

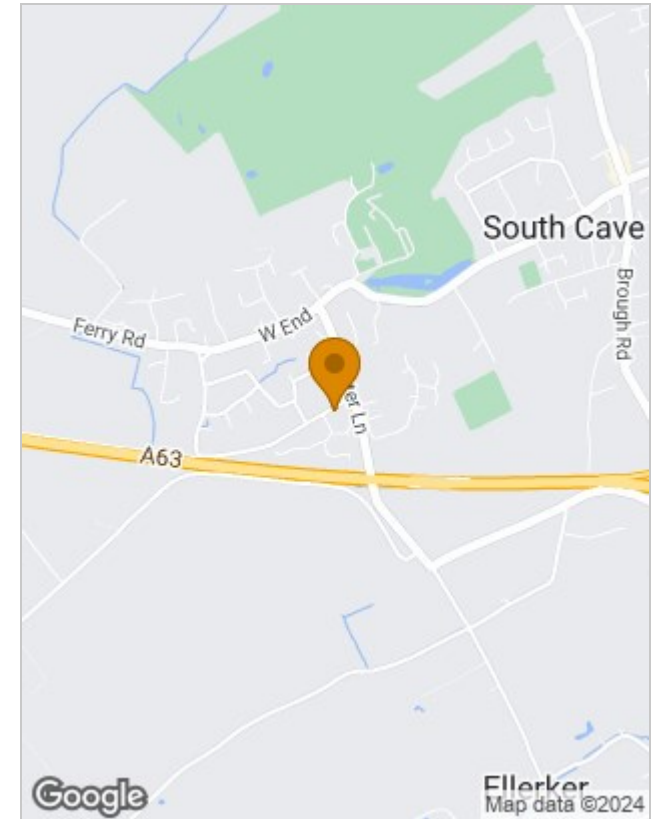
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



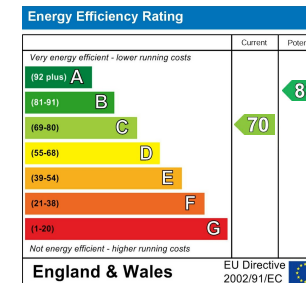
Floor Plans



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.