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10 Northfield, Swanland, HU14 3RB

£349,950









# 10 Northfield

Swanland, HU14 3RB

- IMMACULATE FAMILY HOME
- 3 DOUBLE BEDROOMS
- OPEN PLAN LAYOUT
- POPULAR FAMILY SETTING
- SOUTH FACING AND PRIVATE GARDENS
- DOUBLE DRIVEWAY AND GARAGE
- MODERN PRESENTATION
- VIEWING ADVISED

WELL APPOINTED HOME WITH SOUTH FACING GARDENS AND 3 DOUBLE BEDROOMS

Advised for viewing and presented to the market is this MODERN FAMILY HOME located a short walk away from Swanland centre.

Having being UPGRADED internally to provide IMMACULATE family living space with the benefit of MODERN fixtures and fittings throughout and coming ready for immediate occupation.

The versatile arrangement of living space comprises to the ground floor; Entrance Hallway, Cloakroom W.C., Bright reception Lounge open plan to a Dining Area. A well specified Kitchen also features. To the first floor level a gallery landing with bespoke return staircase leads to three double Bedrooms and a House Bathroom.

Off-set from Northfield with parking provision for multiple vehicles to the driveway and Garage.

South facing gardens being low maintenance and offering complete privacy.

Early inspection is invited given the appeal of home on offer.



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## **ENTRANCE HALL** 10'1" x 10'10" (3.09 x 3.31)

A welcoming entrance to this well presented family property via a composite style ,security entrance door and smart alarm. With porcelain tiling to floor coverings, understairs storage cupboard. Return staircase approach leading to first floor level and access provided to ground floor reception rooms.

## **RECEPTION LOUNGE** 23'2" x 11'5" (7.07 x 3.50)

Being open plan and offering a generous size with good levels of natural daylight provided via uPVC double glazed front window and French doors leading to the rear patio terrace. The current vendors use the room as a formal reception space with a dedicated dining area also and a central focal point provided via a gas fire insert with over size hearth and marble in granite finish and with engineered oak flooring. Being open plan to...

## **BREAKFAST KITCHEN** 12'7" x 10'11" (3.85 x 3.33)

Benefiting from a modern finish with contemporary style wall and base units with modern door furniture and contrasting work surface over. Inset one and a half bowl sink and drainer with detachable tap point head. Space for a number of freestanding white goods including plumbing for a dishwasher and washing machine. Mid level oven, integrated hob and stainless steel extractor canopy. space for freestanding American style fridge freezer, uPVC double glazed access door to side and outlook to South facing rear garden. LED lighting to kickboards and porcelain tiling to floor coverings.

## **CLOAKROOM/ WC**

With uPVC privacy window to side, pedestal wash hand basin, low flush WC and tiling to splashbacks.

## **FIRST FLOOR**





#### **GALLERY LANDING**

With windows to the front and side facing elevation with good levels of natural daylight. Provides access to three double bedrooms and house bathroom.

#### **BEDROOM ONE**

12'10" x 9'10" (3.93 x 3.0)

With uPVC double glazed window to the South facing rear garden outlook and fitted with wardrobes to one full wall length.

#### **BEDROOM TWO**

12'1" x 8'8" (3.69 x 2.66)

With uPVC double glazed window to the rear elevation, of double bedroom proportions with space for freestanding bedroom furniture and laminate to floor coverings.

#### **BEDROOM THREE**

10'7" x 9'8" (3.24 x 2.95)

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

#### **HOUSE BATHROOM**

9'7" x 7'4" (2.94 x 2.26)

Smartly appointed with three piece white suite including panel bath with recently replaced electric shower point, retracting shower screen, chrome tap furniture, pedestal wash hand basin, low flush WC, modern tiling to full wall coverings with mosaic border inlay and chrome trim detailing, uPVC privacy window to side elevation also.

#### **EXTERNAL**

Northfield itself remains conveniently positioned within a moments walk of Swanland village centre. The immediate location benefits from excellent commuter access points to the A63/ M62 corridor and also falling within the catchment area for both outstanding primary and secondary schools.

Dedicated access is provided via double width vehicular driveway with brick sett detailing, with electronically operated rolling security garage door with full power and alarm, lighting and personnel access door to the side. Good levels of privacy provided to the front boundary perimeter with established hedging and planting with further laid to lawn grass section and gated access leading to the property side and rear.

The rear gardens boast a South facing orientation benefiting from good levels of natural daylight with block paving to the side of the property extending to a rear patio area, suitable for further seating. A laid to lawn grass section, established planting, shrubbery to full border perimeters. External power sockets and full power and lighting with external tap points also.

#### **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**

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](mailto:swansales@stanifords.com).

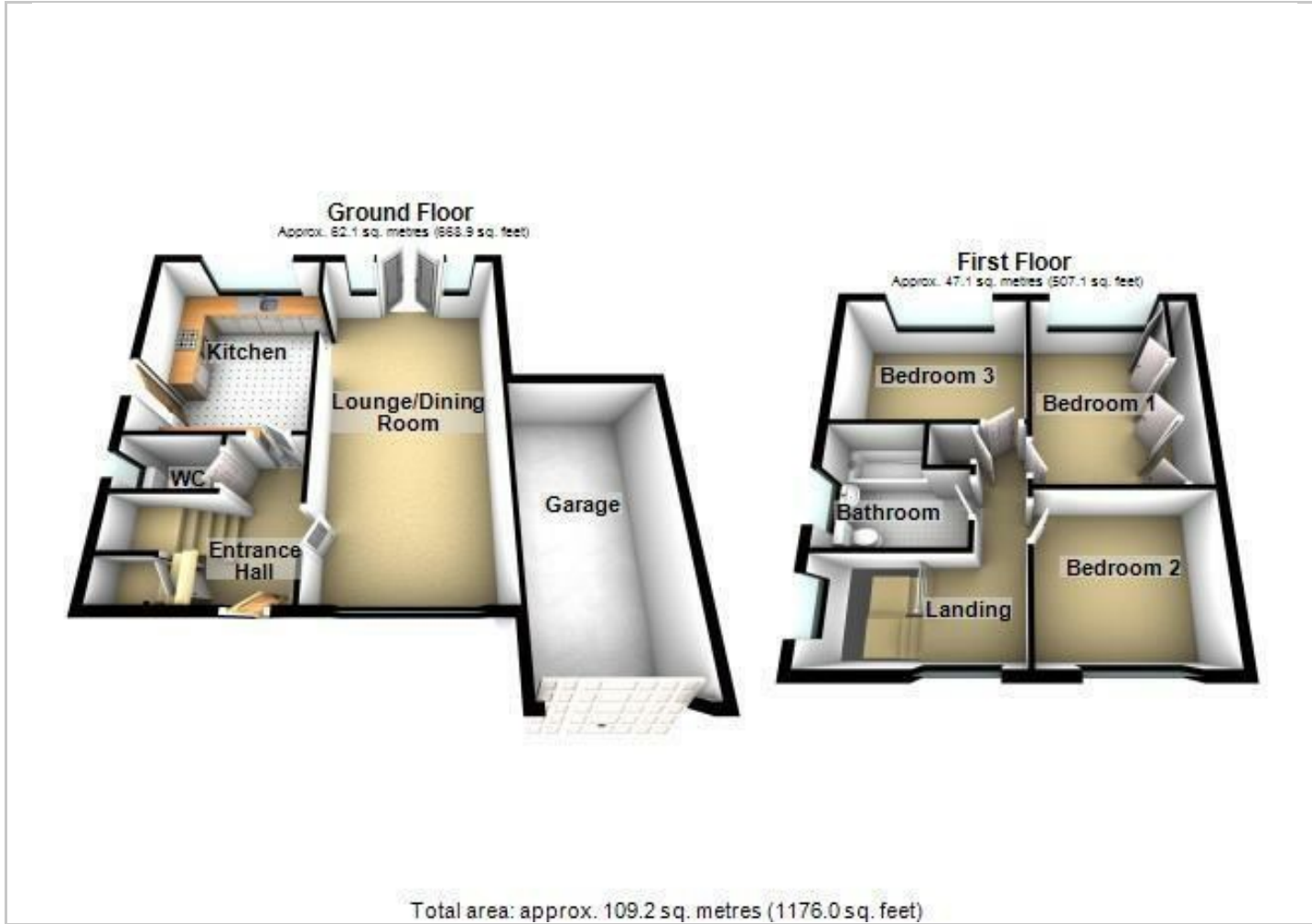
**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**







## Floor Plans



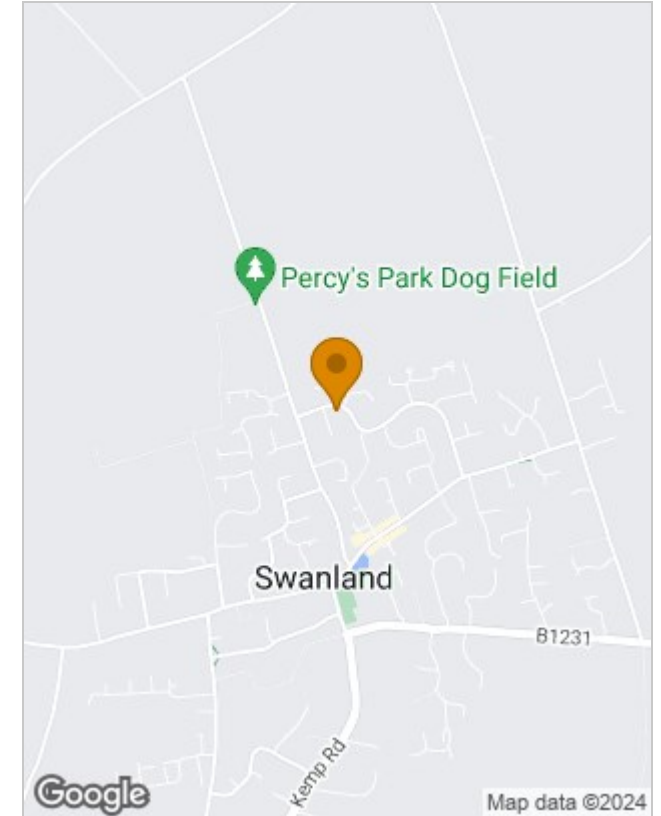
## Viewing

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.

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## Location Map



## Energy Performance Graph

