

# staniford grays



10 Mill Road, Swanland, HU14 3PL

£499,950





# 10 Mill Road

Swanland, HU14 3PL

- EXTENDED AND ENHANCED BUNGALOW
- GATED DRIVEWAY
- 4 BEDROOMS
- IMMACULATELY APPOINTED
- COMPLETE PRIVACY PROVIDED
- IMPRESSIVE OPEN PLAY DAYROOM/KITCHEN
- 2 BATHROOMS
- CENTRAL SWANLAND LOCATION

GATED AND PRIVATE PLOT IN CONVENIENT SWANLAND SETTING.

Offered for sale is this much improved and extended, detached bungalow with attention to detail throughout.

Suitable for a range of applicants, the versatile and generous layout remains deceptively spacious with the benefit of extended living space to the first floor level.

The versatile accommodation comprises; Open Plan Dayroom and Kitchen, inner hallway and Study leading through to a formal Lounge space and two ground floor Bedrooms and Shower Room.

To the first floor a landing provides access to 2 further double Bedrooms and Bathroom.

Externally the property offers an unrivalled location with generous gardens to the front and ample parking provision provided via forecourt driveway with access to Double Garage also. Secluded gardens to the rear and a workshop also feature.

Coming suitable for a broad range of prospective applicants given the extended living space and ready to move in appeal.



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## GROUND FLOOR

### KITCHEN DAYROOM

Opening into a most impressive kitchen day room, boasting generous proportions throughout. With entrance door, staircase approach to first floor level, window to side elevation. An expansive kitchen with generous amounts of wall and base units in a Shaker style with contrasting work surfaces over. A central focal point to the room is provided via a breakfast bar. A number of integrated appliances include inset porcelain sink and drainer with mixer tap, induction hob, extractor canopy, integrated fridge freezer, integrated washing machine and dishwasher also. Inset spotlights to ceiling, laminate to floor coverings, tiling to splashbacks. A dedicated day room and reception space enjoys an outlook over the garden via French doors and complementary windows to either side and contemporary style wall mounted radiator. The open plan arrangements on living space in its entirety comes suited for applicants looking for a modern open plan layout. With access provided to the more formal reception space via a hallway, leading to the main reception lounge, two further bedrooms and study area.

27'4" x 14'0" (8.34 x 4.28)

### STUDY

With fitted desk area and uPVC double glazed window to side. Storage cupboard also.

7'7" x 6'11" (2.33 x 2.13)

### RECEPTION LOUNGE

Enjoying excellent levels of natural daylight with oversized window to the front orientation and additional window to side. Generously sized to accommodate furniture suite, with space for a dining table also. Log burning stove features with granite hearth and traditionally styled surround. Used by the current vendors as the formal living space.

19'9" x 14'6" (6.03 x 4.44)

### BEDROOM ONE

Boasting generous proportions and suitably sized to accommodate a double bed, with sliding wardrobes to two wall lengths including hanging rails and shelf storage. With uPVC double glazed window to garden outlook.

12'2" x 12'4" (3.72 x 3.77)

### BEDROOM TWO

With uPVC double glazed window to front outlook and laminate to floor coverings.

10'7" x 6'3" (3.24 x 1.92)

### GROUND FLOOR WALK IN SHOWER ROOM

Servicing the two ground floor bedrooms is this smartly appointed shower room fitted with a walk in shower with full height shower screen, rainfall showerhead and additional remote operate Aqualisa shower console also, inset to floor level. With low flush WC, basin inset to modern style vanity unit, tiling to floor coverings and marble effect splash screening to wall coverings with uPVC privacy window also.

8'0" x 6'0" (2.45 x 1.85)

## FIRST FLOOR

### LANDING

A generous landing providing access to two double bedrooms and first floor bathroom. With Velux roof lights and potential space also for storage to eaves.

9'1" x 11'7" (2.77 x 3.54)

### BEDROOM THREE

Of double bedroom proportions with four Velux roof lights and eaves storage.

12'9" x 11'11" (3.91 x 3.64)

### BEDROOM FOUR

Of double bedroom proportions with four Velux roof lights and eaves storage.

12'9" x 11'10" (3.90 x 3.61)



#### **BATHROOM**

Well appointed throughout with immaculate white sanitaryware including panel bath with chrome fitted tap points and shower head, low flush WC, wall mounted basin in contemporary finish with heated towel rail, tiling to full splashbacks and tiled floor coverings. With Velux roof light also.

#### **EXTERNAL**

This modernised and upgraded family home comes suitable for a range of applicant profiles including families and also downsizers looking for a private gated and secluded living environment. Electronically operated pillared entrance gates provide access to the property, with additional pedestrian access gate to the frontage.

The bungalow in its entirety benefits from complete privacy with hedging to the front perimeter boundary. A most impressive block set driveway offering ample parking provision for multiple vehicles which is also used as an external patio terrace with further laid to lawn grass section and fenced borders to the perimeter boundary. In turn leading through to a double garage with electronically operated garage door and personnel door to side with full power and lighting. Log store also features with gated access leading to the rear garden area.

With further patio extending from the immediate building footprint, laid to lawn grass section, good levels of privacy and seclusion throughout with raised borders. A dedicated store/ workshop benefits from full power and lighting with external power sockets, lighting and tap points to the front and rear also.

#### **AGENTS NOTE**

Given the ready to move in living space and privacy offered, viewing comes highly recommended by the sole selling agents Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be E

#### **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.

**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



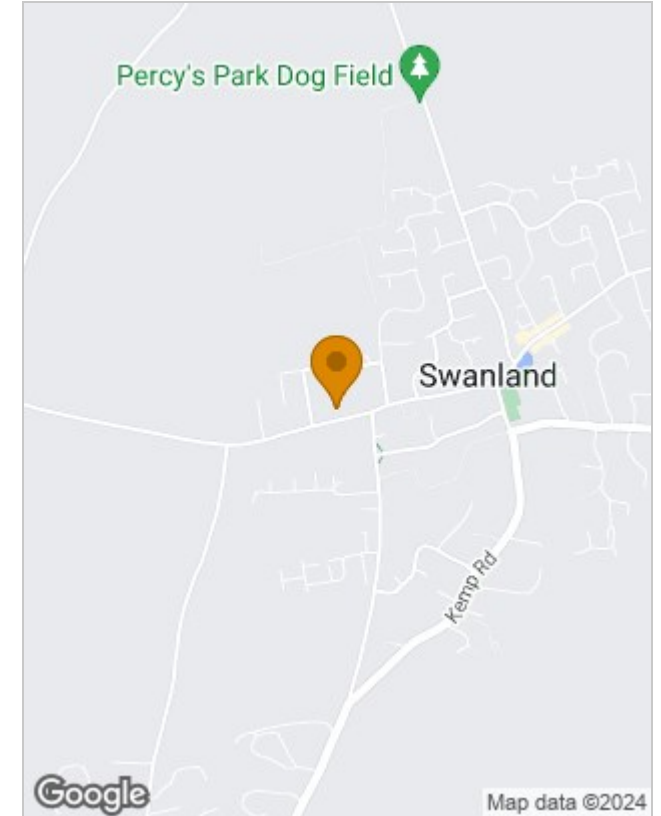
## Viewing

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.

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## Location Map



## Energy Performance Graph

