

staniford grays



42 Sykes Close, Swanland, HU14 3GD

£575,000





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- CORNER PLOT POSITION
- WELL SPECIFIED
- GARAGE
- THREE BATHROOMS
- DOUBLE DRIVEWAY
- NO ONWARD CHAIN
- ADDITIONAL SIDE GARDEN AREA
- FIVE BEDROOMS
- DESIRABLE SETTING

NO ONWARD CHAIN! SUPERB EXAMPLE OF AN EXTENDED CORNER PLOT. THIS DETACHED FAMILY HOME IS LOCATED IN A PREMIER SWANLAND CUL-DE-SAC WITH A WELL SPECIFIED INTERIOR.

Offering a spacious internal layout with an excellent balance of reception space and bedroom accommodation this smartly appointed and upgraded family home comes invited for further inspection.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space with open front facing views, dedicated Dining Room, an open plan Breakfast/Dayroom Room benefiting from rear views with access into a Utility Room and Cloakroom W.C., integral access to a Double Garage and a further Study/Playroom.

To the first floor a landing provides access to Five Bedrooms with fitted bedroom furniture and House Bathroom. The Master suite enjoys an En Suite Shower Room with a further En Suite to Bedroom Two.

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

Private facing and extended gardens feature remaining unique to the property with internal inspection invited to appreciate the size of plot on offer and attention to detail throughout.



£575,000



GROUND FLOOR

ENTRANCE HALLWAY

A welcoming and delightful entrance to this executive detached family home, having been remodelled internally and benefiting from attention to detail throughout with the highest quality of internal fixtures and fittings. The entrance hallway provides access to the full ground floor including integral garage access with feature staircase with oak balustrade and glazed inserts, engineered oak flooring and solid oak internal doors, again re-emphasising the quality of internal fixtures throughout.

CLAOKROOM W.C

Neutrally appointed contemporary suite with low flush w.c and inset wash hand basin to vanity unit, heated towel rail and tiling to floor coverings.

RECEPTION LOUNGE

With UPVC double glazed walk-in bay window to the immediate front and private screened outlook, with an abundance of natural daylight to the South facing frontage. A central focal point is provided via a traditionally styled gas fire with granite hearth and surround, with engineered oak flooring throughout, and suitably sized to incorporate a large furniture suite.

16'6" x 11'9" (5.05m x 3.60m)

SITTING ROOM/DINING ROOM

A versatile reception space with full aspect over the garden via uPVC double glazed French doors.

14'3" x 8'10" (4.35m x 2.70m)

STUDY

With uPVC double glazed window to the full garden orientation and has potential to be used as a play room also.

8'5" x 7'0" (2.59m x 2.15)

KITCHEN/ DAY ROOM

Serving as the heart of this family home, being immaculately appointed throughout and offering a well specified kitchen with a range of fitted high gloss wall and base units with kitchen island and breakfast bar, including inset induction hob with ceiling suspended stainless steel extractor canopy. Integrated appliances include AEG integrated Mid Level oven, AEG integrated mid level microwave. AEG Electric Hob. Philips Whirlpool integrated dishwasher. Blomberg integrated fridge-freezer and Caple integrated wine cooler. One and a half bowl sink and drainer with mixer tap to granite work surfaces, and porcelain tiling to floor coverings with under floor heating and inset spotlights to ceiling also. A further space is provided for a dedicated dining table, with uPVC double glazed windows to the rear garden outlook and French doors also leading to the external sun terrace.

19'1" x 16'6" (5.82m x 5.04m)

UTILITY ROOM

With personnel access door to the side elevation, fitted with a range of modern wall and base units with space for under counter white goods, including washing machine and space for tumble dryer, with tiling continuing and under floor heating also.

FIRST FLOOR

LANDING

A generous landing provides access to five bedrooms and house bathroom, featuring a balustrade balcony with glazed inserts, cupboard housing hot water cylinder and loft access point.

MASTER BEDROOM

Boasting generous proportions throughout and fitted with a range of recessed fitted wardrobes with sliding doors and uPVC double glazed window to the immediate front outlook. Provides access through to...

12'10" x 11'9" (3.92m x 3.60m)



EN SUITE SHOWER ROOM

With contemporary sanitaryware including a walk-in shower with wall mounted head and console, inset basin to over sized vanity unit, low flush w.c. contemporary contrasting tiling to partial wall coverings and flooring with uPVC privacy window to side.

BEDROOM TWO

With elevated view to the rear garden and incorporating fitted wardrobes with sliding door, provides access to...

11'5" x 9'1" (3.50m x 2.78)

EN SUITE SHOWER ROOM

Again fitted with a contemporary style suite including walk-in shower with wall mounted head and console, inset basin to vanity unit, low flush w.c. modern tiling to floor and wall coverings and privacy window to rear elevation.

BEDROOM THREE

With window to rear elevation, of double bedroom proportions, with fitted wardrobes to wall length.

11'7" x 8'10" (3.55m x 2.70m)

BEDROOM FOUR

Again, of a generous size, with uPVC double glazed window to front outlook and fitted wardrobes.

12'0" x 8'10" (3.68m x 2.71m)

BEDROOM FIVE

With window to front elevation and fitted wardrobe recess to wall length.

13'3" x 8'0" (4.06m x 2.46m)

HOUSE BATHROOM

Immaculately appointed, incorporating oversize oval bath with fitted mixer tap and shower attachment, wall mounted basin with low flush w.c. heated towel rail, contemporary tiling to splashbacks and flooring also.

OUTSIDE

Situated within the highly regarded residential cul-du-sac of Sykes Close in Swanland, the immediate location benefits from a number of similarly styled executive detached family homes and given the comprehensive program of refurbishment undertaken and attention to detail throughout comes highly recommended for internal inspection.

The property boasts a corner plot position with the benefit of an extended garden to the side and rear of a generous size that must be seen to be fully appreciated.

A sealed double width driveway provides access to a double integral garage with recently upgraded electronic garage door with driveway providing ample parking provision for numerous vehicles.

Established Laurel hedging to both the front and side perimeter boundaries, planting and laid to lawn grass section exists to the front, leading to a secure side gate through to an immaculately appointed rear garden. Featuring tiled deck style boarding extending beyond the building footprint to the rear boundary creating an ideal alfresco dining area, with a further laid to lawn grass section area providing access through to a timber constructed Bar with full power, lighting and wi-fi compatibility.

Established Laurel hedging exists to the boundaries with the extended plot and garden being accessed from a walled section opening through to further laid to lawn garden with timber fencing to the full boundary creating excellent levels of privacy and seclusion.

External up & downlighters, external power sockets, tap points, CCTV and fitted alarm also.

CABIN

With full power and lighting, with wi-fi connectivity.

13'6" x 7'8" (4.14m x 2.34m)

VIEWING

Strictly by appointment with sole selling agents, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the E.R.Y.C Council tax band is 'G'.

TENURE

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

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.

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PROPERTY MISDESCRIPTIIONS 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.

WEBSITES

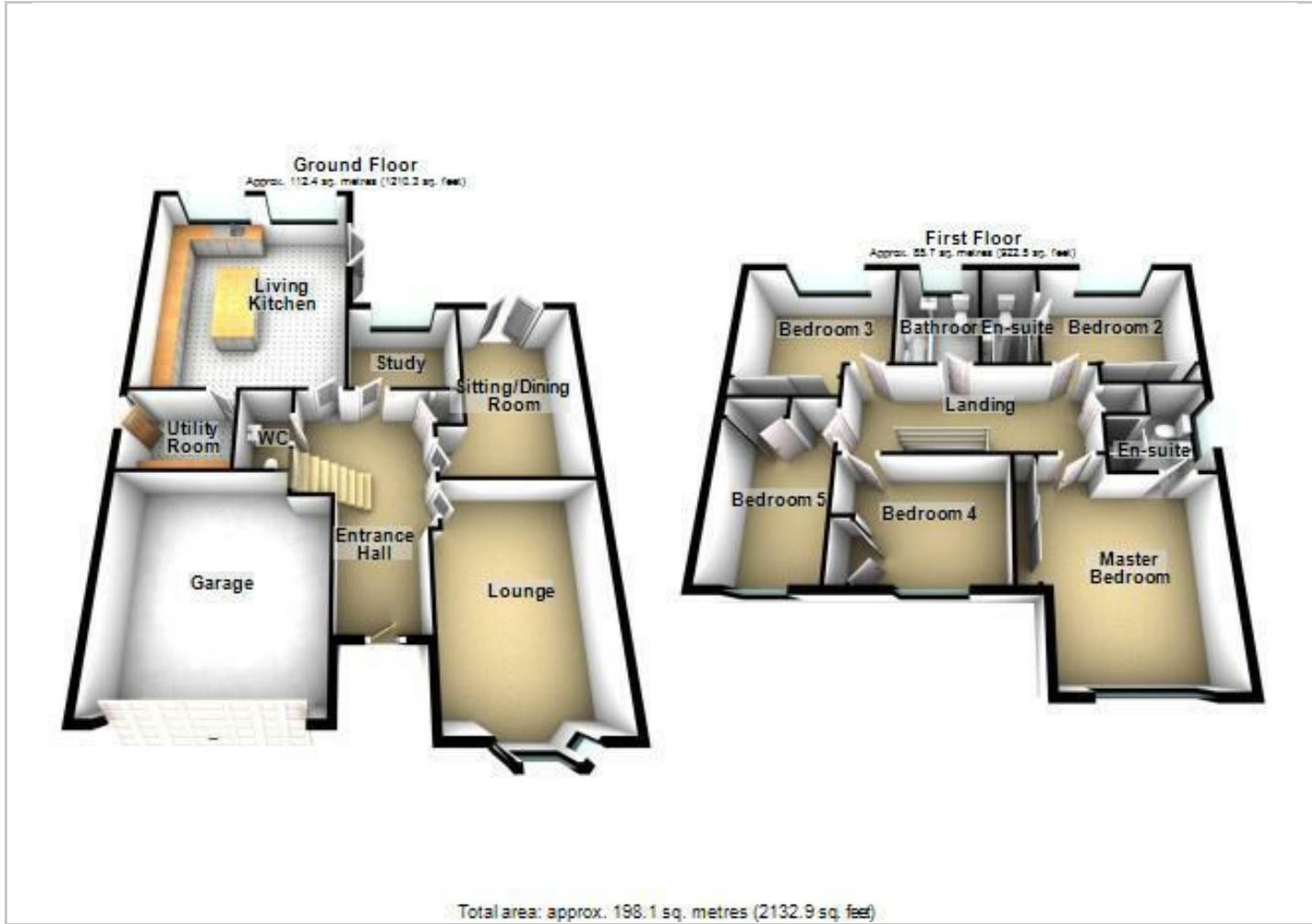
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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



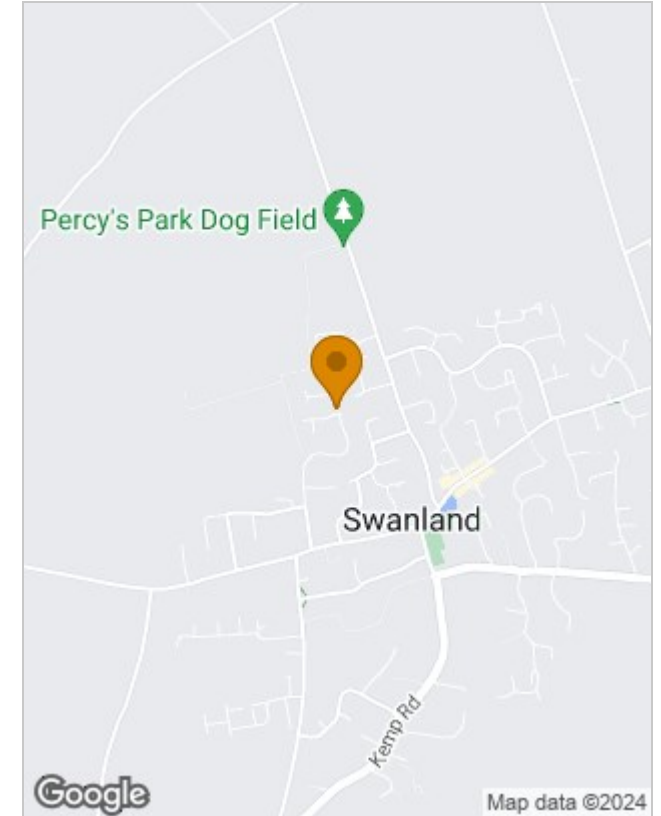
Viewing

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

