

**staniford**  
grays



3 Highfields, South Cave, HU15 2AJ

£324,950









# 3 Highfields

South Cave, HU15 2AJ

- HUGE PRICE REDUCTION!
- DECEPTIVELY SPACIOUS
- GATED DRIVEWAY
- 2 BATHROOMS + WC
- VIEWING ADVISED
- 5 BEDROOMS AND ANNEXE/HOME OFFICE
- COMPETITIVELY PRICED
- WELL APPOINTED THROUGHOUT
- IMPRESSIVE OPEN PLAN DAYROOM/KITCHEN

\*HUGE PRICE REDUCTION\* TAKE A LOOK AT ALL THIS SPACE! MODERN FAMILY HOME WITH 5 BEDROOMS AND CONVERTED ANNEXE/HOME OFFICE.

Stanford Grays introduce to the market this detached family home with ready to move in appeal.

A flexible layout is offered throughout the property and consequently is suitable for the needs of a range of purchasers offering good levels of versatility to both the ground and first floor levels. The heart of the home remains an impressive Dayroom/Living Kitchen.

The accommodation briefly comprises; Entrance Hallway leading into a Reception Lounge. An open plan Dayroom Kitchen, Utility Room and a Cloakroom W.C. also exist to the ground floor level.

To the first floor a central landing provides access to 5 Bedrooms with a spacious Family Bathroom and En-Suite Shower Room.

A converted double garage features an annexe with Kitchenette and Shower Room.

Externally ample parking provision is provided for numerous vehicles to the gated side driveway.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this deceptively spacious family home, offering a modern presentation throughout, with staircase approach to first floor level with balustrade and spindles. Access provided to ground floor reception rooms and cloakroom w.c, with understairs storage cupboard.

### CLOAKROOM / W.C

With white sanitaryware incorporating pedestal basin, low flush w.c, tiling to splashbacks, uPVC privacy window to side.

### RECEPTION LOUNGE

Used currently as a formal living space with pleasant outlook to the property frontage via bay window. A central focal point is provided via a gas fire insert fireplace with wooden fire surround, additional uPVC double glazed window to side elevation. 13'2" x 10'7" (4.03 x 3.23)

### OPEN PLAN DAY ROOM / KITCHEN

Benefitting from modern styling throughout with a range of fitted high gloss contemporary wall and base units offering immaculate presentation with contrasting work surfaces over. A most impressive centrally positioned breakfast bar and seating area features, with contrasting work surface, downlighters and inset spotlights. A number of integrated appliances include four ring induction hob with extractor canopy over, inbuilt oven, composite style and-a-half bowl sink & drainer with feature mixer tap, integrated fridge freezer and dishwasher, concealed wall mounted gas boiler also. 10'7" x 15'5" (3.24 x 4.70)

To the alternate room length a dedicated dining/second reception area features with French doors leading to an external patio terrace. The vendors have created a versatile open plan reception space that remains the heart of this well appointed family home.

### UTILITY ROOM

With space and plumbing for a number of white goods, with modern flooring and access door to rear.

### FIRST FLOOR

A central landing area gives access to five bedrooms with loft access and uPVC double glazed window to side.

### PRINCIPAL SUITE

Of double bedroom proportions with uPVC double glazed window to front elevation, fitted with a number of contemporary styled wardrobes, low level storage and locker storage. 12'6" x 10'8" (3.82 x 3.27)

### EN SUITE SHOWER ROOM

Neutrally appointed throughout with white suite comprising of pedestal wash hand basin, oversized corner shower cubicle with wall mounted head and console, splash screening, chrome heated towel rail, electric shaver point and inset spotlights to ceiling.

### BEDROOM TWO

Fitted with a range of wardrobes, uPVC double glazed window to the rear outlook and of double bedroom proportions. 12'9" x 8'4" (3.91 x 2.56)

### BEDROOM THREE

Of double bedroom proportions with uPVC double glazed window to rear. 10'11" x 7'10" (3.35 x 2.41)

### BEDROOM FOUR

With fitted storage cupboard housing hot water cylinder, uPVC double glazed window to the front outlook. 10'7" x 7'11" (3.24 x 2.42)



#### **BEDROOM FIVE**

With uPVC double glazed window to rear. Potential to be used as a home office or single bedroom.

7'1" x 7'0" (2.17 x 2.14)

#### **HOUSE BATHROOM**

Comprising of low level w.c, pedestal wash hand basin, P-shaped bath with chrome mixer taps and shower over, full wall and floor tiling, feature mirror, chrome heated towel rail and inset spotlights to ceiling.

#### **OUTSIDE**

Conveniently positioned in the popular residential cul-de-sac of Highfield, South Cave, offering modern styling and living and an immediately ready to move in family home.

Laid to lawn grass section extends from the immediate front boundary, being offset from the roadside with dedicated and generous driveway offering ample parking provision for multiple vehicles with wrought iron gates also.

A decked terrace extends from the immediate building footprint, with further patio terrace, laid to lawn grass section with a summer house and fenced boundary perimeters, offering good levels of privacy and seclusion.

The rear garden benefits from a converted garage which is a dedicated....

#### **ANNEXE**

Offering excellent levels of flexibility, having formerly been a detached double garage. The annexe is now self-contained accommodation with reception/sleeping area, kitchenette and dedicated shower room; consequently comes ready for applicants with multi-generational living requirement. The annexe could also be used as a home office and really does have to be seen to be fully appreciated.

#### **AGENTS NOTE**

Given the competitive price point and wealth of living space and flexibility of accommodation on offer, comes recommended for further internal viewing.

#### **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 understand 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

#### **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.





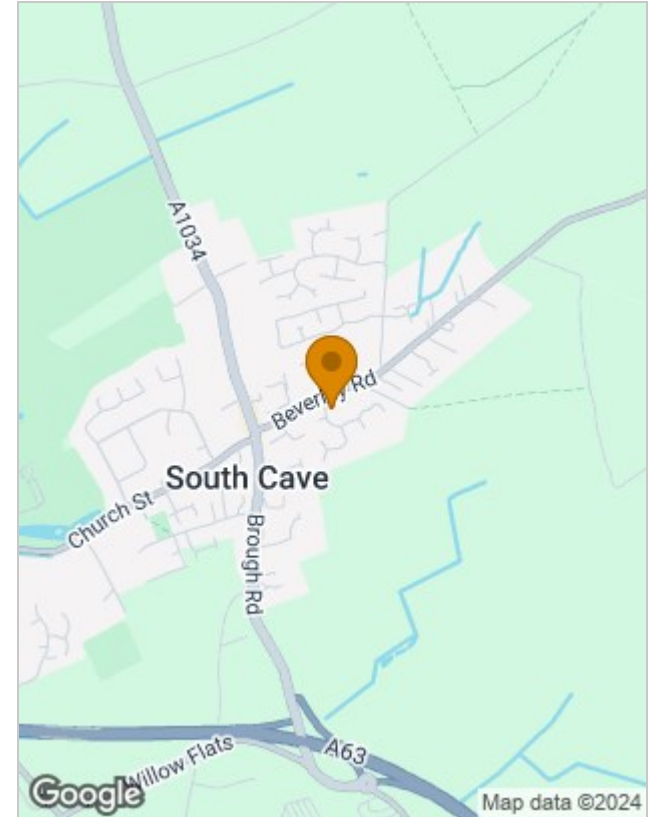




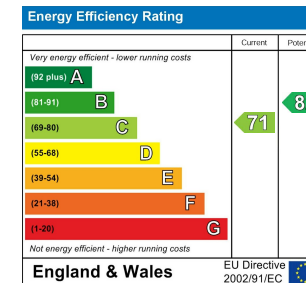
## Floor Plans



## 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.