

# staniford grays



3 Webb Green, Swanland, HU14 3SL

£399,950





# 3 Webb Green

Swanland, HU14 3SL

- OPEN OUTLOOK TO GREEN
- DISCREET POSITION
- FOUR GENEROUS BEDROOMS
- OPEN PLAN DAYROOM KITCHEN
- NO ONWARD CHAIN
- MODERN FAMILY HOME
- IMMACULATE PRESENTATION
- DRIVEWAY AND GARAGE
- VIEWING ADVISED
- BUILD WARRANTY REMAINING

BOASTING AN OPEN OUTLOOK TO THE COMMUNAL GREEN FRONTAGE.

IDEAL FOR APPLICANTS LOOKING FOR A MODERN HOME IN THE POPULAR WEST HULL VILLAGE OF SWANLAND.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Hallway, Formal Lounge space, open plan Kitchen/Family Room benefiting from garden views, integral access to a Garage and a Cloakroom W.C.

To the first floor landing access to Four Double Bedrooms and a House Bathroom. The Principal Bedroom benefits from an En-Suite Shower.

Offering a spacious internal layout with an excellent balance of formal reception spaces and open plan living, this smartly appointed and well specified family home comes invited for further inspection.

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

Private facing gardens feature to the rear with a dedicated patio and grassed lawn area of a good size.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this delightful family property benefiting from an excellent specification throughout. First floor approached via stairway with balustrade and spindles, understairs storage cupboard, integral garage access, tiling to full floor coverings and access to the cloakroom WC....

### CLOAKROOM W.C.

With white sanitaryware incorporating pedestal wash hand basin, concealed cistern, low flush w.c and tiling to splashback.

### RECEPTION LOUNGE

With uPVC double glazed window to front outlook, and suitably sized to accommodate furniture suite.

16'6" x 10'0" (5.03m x 3.06m)

### DAYROOM/KITCHEN

27'7" x 9'4" extending to 10'11" (8.43m x 2.86m extending to 3.34m)  
Suiting the needs and lifestyle requirements of the most discerning of purchasers, given the open plan layout, with tiled floor coverings. The dedicated kitchen area features a contemporary style high gloss kitchen with integrated fitted wall and base units, with contrasting work surfaces over and upstands. Integrated appliances include a four ring gas hob with stainless steel splashback, wall mounted extractor canopy, inset sink and drainer with mixer tap, integrated dishwasher, double oven to wall length, integrated fridge freezer and integrated washing machine. With uPVC double glazed window to the bright and private garden outlook, leading to further dining space to the alternate room length with French doors, again leading to an external patio terrace with complementary windows to the side and allowing an abundance of natural daylight to filter through.

### FIRST FLOOR LANDING

With access provided to four bedrooms with storage cupboard and access to house bathroom also.

### PRINCIPAL SUITE

Well specified throughout. uPVC double glazed window to front outlook, suitably sized to accommodate double bed with space for further freestanding furniture and access to ensuite shower room....

15'7" x 13'5" (4.75m x 4.10m)

### ENSUITE SHOWER ROOM

Neutrally appointed throughout in a contemporary style with double width shower tray with wall mounted shower head, console and sliding shower door. Concealed cistern low flush w.c. and wall mounted basin with contemporary style tiling to splashbacks, with chrome fittings and chrome corner trims. Tiling to floor covering and heated towel rail.

### BEDROOM 2

Boasting double bedroom proportions and uPVC double glazed window to the front outlook with space for freestanding bedroom furniture.

14'1" x 10'2" (4.31m x 3.12m)

### BEDROOM 3

A generously sized third bedroom, and uPVC double glazed window to the rear.

9'11" x 11'6" (3.04m x 3.52m)

### BEDROOM 4

A well proportioned fourth bedroom with uPVC double glazed window to the rear elevation. Has potential to be used as a study also, with storage cupboard to corner.

10'4" x 8'7" (3.16m x 2.64m)



#### **HOUSE BATHROOM**

Neutrally appointed throughout in a contemporary style with panel bath with wall mounted shower head, console and shower screen. Concealed cistern low flush w.c and wall mounted basin with contemporary style tiling to splashbacks, with chrome fittings and chrome corner trims. Tiling to floor covering and heated towel rail.

#### **EXTERNAL**

Located upon a modern housing estate, having been constructed in the last four years, within close proximity and walking distance to Swanland village centre and in excellent catchment areas for both primary and secondary schools, and commuter access to the A63/ M62 corridor.

The property boasts a pleasant street scene with an open outlook to the communal green with vehicular access to a double driveway, providing ample parking provision for cars, laid to lawn grass front garden area with gated access to the side of the property and access to a single garage.

To the rear of the property a generous laid to lawn grass garden features with close boarded fencing to the perimeter boundaries and patio terrace extending from the immediate building footprint, with further scope for landscaping subject to the needs of an onward purchaser should this be required. External tap and light point.

The property itself benefits from a number of years remaining on the NHBC build warranty certificate, with further details available through the sole selling agent Staniford Grays.

#### **SINGLE GARAGE**

With up and over access door and integral access to the main property itself.

#### **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.

#### **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

#### **WEBSITES**

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

#### **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



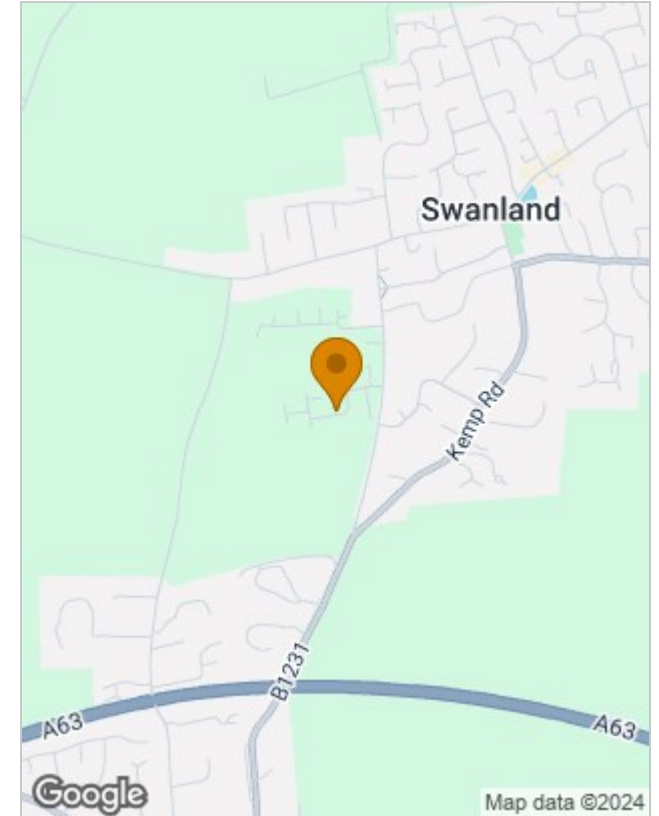
## Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	