

staniford
grays



27 Priory Close, Swanland, HU14 3QS

£379,950





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- SOUTH FACING CORNER PLOT
- PRIVATE CUL-DE-SAC SETTING
- DRIVEWAY AND TANDEM GARAGE
- 4 BEDROOMS
- LARGE GARDENS
- EXTENDED FAMILY HOME
- GENEROUS ROOM SIZES
- 3 RECEPTION ROOMS
- WELL PRESENTED

GENEROUS CORNER PLOT WITH WEST FACING GARDENS.

Offering well planned and extended family living is this smartly appointed home coming ready for immediate living.

The property offers an arrangement of flowing living/ reception space ideal for profiles searching for a true family home.

The ground floor comprises; Entrance Hallway, Cloakroom W.C., Reception Lounge of a good size, Dining area, Sun/Garden Room and immaculately appointed Kitchen.

To the first floor level a central landing provides access to four well-proportioned Bedrooms and House Bathroom.

Externally the property enjoys a broad frontage within a central Swanland and quiet cul-de-sac setting with driveway parking and a tandem garage.

Generous and West facing gardens remain private to the rear and a key selling feature.

Early inspection is invited given the excellent levels of family appeal and falling within the catchment area for good primary and secondary schools.



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GROUND FLOOR

STORM PORCH

Accessed via a uPVC double glazed entrance door, providing a welcoming entrance to the sizeable and extended family home, Karndean floor with inlay detail, staircase approach to first floor level with balustrade and spindles, sliding cupboard storage and additional understairs storage, offering access to ground floor reception rooms.

CLOAKROOM / W.C

With uPVC privacy window to rear, low flush w.c, inset basin to vanity unit and partial tiling to splashbacks.

RECEPTION LOUNGE

20'11" x 11'10" (6.38 x 3.61)

(extending to 4.71m)

With oversized uPVC double glazed windows to the immediate front outlook and additional window to the side also offering an abundance of natural daylight. A central focal point is provided via an electric fire insert, with access provided from the hall itself. Leads to...

DINING ROOM / RECEPTION TWO

14'7" x 10'11" (4.45 x 3.35)

With uPVC double glazed windows to the rear, access from the hallway also, used currently as a formal dining room but has potential to be used as a sitting room also, with sliding uPVC door to...

SUN ROOM EXTENSION

15'10" x 10'11" (4.83 x 3.33)

With generous ceiling height, serving as a double width extension to the property, with French doors to the patio terrace and offering full West facing garden outlook

BREAKFAST KITCHEN

12'0" x 10'5" (3.67 x 3.20)

Having recently been installed and presented to an immaculate standard throughout, with a range of fitted contemporary style wall and base units including pan drawers and pull-out pantry style storage, Neff mid-level double oven, induction hob with extractor canopy over, inset sink and drainer with mixer tap, integrated dishwasher, fridge freezer, tiling to splashbacks, inset spotlights to ceiling, uPVC double glazed window to the rear outlook and access door leading through a covered walkway to tandem garage.

FIRST FLOOR

LANDING

Offering access to four bedrooms and house bathroom, loft access point and cupboard housing hot water cylinder.

BEDROOM ONE

15'4" x 10'0" (4.69 x 3.06)

Of an excellent size, with uPVC double glazed window to rear, fitted wardrobes to one full wall length and additional storage.



BEDROOM TWO 10'4" x 12'7" (3.17 x 3.85)
With uPVC double glazed window to front outlook, sliding wardrobes to two wall lengths and of double bedroom proportions.

BEDROOM THREE 12'5" x 8'1" (3.19 x 2.47)
With uPVC double glazed window to the side and garden outlook, with fitted basin into unit and wardrobes and locker storage over.

BEDROOM FOUR / STUDY 8'5" x 8'5" (2.58 x 2.58)
With uPVC double glazed window to front, has potential to be used as a modestly sized fourth bedroom or study.

HOUSE BATHROOM 12'5" x 5'8" (3.80 x 1.74)
Well presented with white sanitaryware, including walk-in shower cubicle with remote operated console, concealed cistern low flush w.c, inset basin, panelled bath with shower fitment over, tiling to splashbacks, heated towel rail and uPVC privacy window.

OUTSIDE
27 Priory Close remains conveniently positioned within the heart of Swanland village centre remaining in close proximity to a number of services and amenities.

The property itself has never been placed on the open market, boasting a delightful corner plot position with full West facing garden outlook.

To the immediate frontage a laid to lawn grass section features with generous driveway for parking, in turn leading to a Tandem Garage (9.41m x 2.65m) with up&over access door, full power and lighting, two personnel doors to side and window to rear.

A patio terrace extends from the side of the property, leading around to a most impressive and well manicured garden, well stocked with herbaceous planting and shrubbery offering excellent levels of seclusion and privacy throughout which must be seen to be fully appreciated. External tap and light points.

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 E.R.Y.C council tax band is currently 'D'.

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.

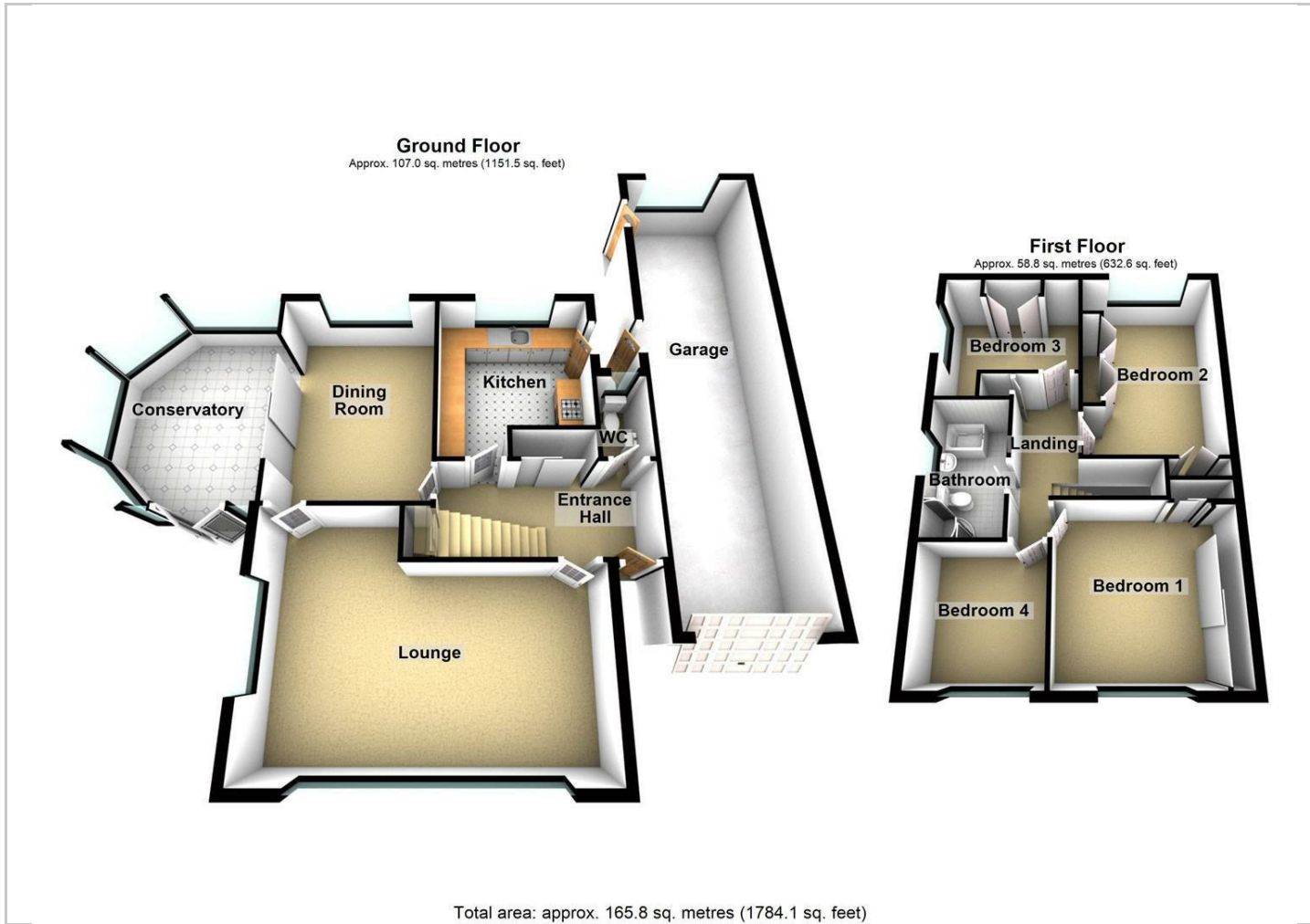
MISREPRESENTATION ACT 1967

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.

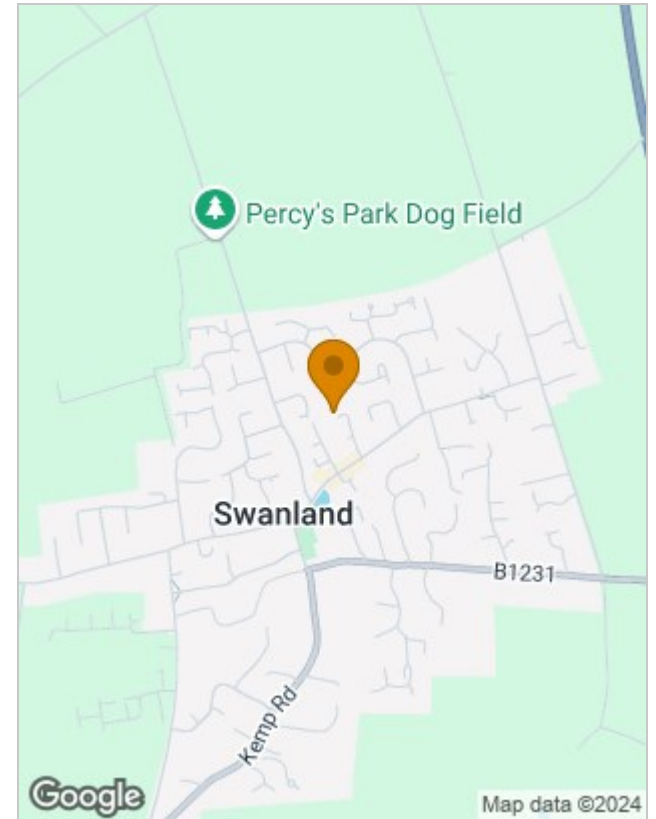
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



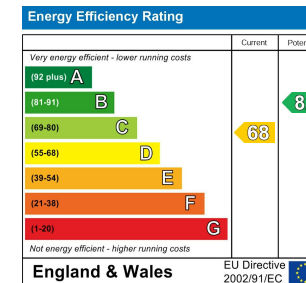
Floor Plans



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.