



17 Priory Close, Swanland, HU14 3QS

£314,950



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- PEACEFUL CUL-DE-SAC POSITION
- CORNER PLOT POSITION
- PRIVATE ENCLOSED SOUTH FACING GARDENS
- MODERN KITCHEN AND SHOWER ROOM
- NO ONWARD CHAIN
- UPGRADED INTERIOR
- OPEN PLAN RECEPTION ROOMS
- GENEROUS PARKING

WELL SPECIFIED BUNGALOW IN A PEACEFUL CUL-DE-SAC SETTING.

Deceptively spacious and invited for inspection is this extended and improved bungalow located in the heart of Swanland village.

Occupying a private plot position with the benefit of a gated driveway the versatile living space to the single floor level comprises; Entrance vestibule and Hallway, Open Plan Lounge being bright and spacious throughout into a Dining Area with Sun Room extension and Kitchen. An Inner Hallway leads to 2 double Bedrooms and a well appointed Bathroom.

Fully private and landscaped gardens with a South facing orientation feature with the benefit of an internal carport and garage used as covered spaces and must be seen to be fully appreciated.

Given the opportunity that is available, this is a property not to be missed and suitable for a range of purchasers, given the presentation and size throughout.



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ENTRANCE PORCH

Accessed via uPVC double glazed entrance door with complementary window to side, with tiled floor coverings and inset spotlights. Leads through to...

ENTRANCE HALLWAY

With Karndean flooring leading through to inner hallway and access provided to bungalow reception spaces, uPVC double glazed entrance door and cupboard housing Ideal boiler.

CLOAKROOM / W.C

Neutrally appointed throughout with white sanitaryware, wash hand basin, tiling to wall coverings and tiling to flooring.

RECEPTION LOUNGE

Being bright and spacious throughout with windows to the South facing rear garden, additional window through to the carport and being open plan through to the dining room, with full sliding doors leading through to the sun room extension, laminate flooring throughout, offering modern styling and presentation, wall lights, a central focal point is provided via a gas fire with decorative hearth, mantel and surround.

DINING ROOM

Being open plan extending from the dedicated reception lounge area and suitably sized to accommodate a dining table and chairs, with internal window to the sun room also, carpet flooring.

SUN ROOM EXTENSION

An excellent addition to the property with full South facing views, with French doors leading to an external paved terrace, sliding door leading from reception lounge, door also leading through from the master bedroom, full tiling to floor coverings, used by the current vendors as an informal reception space with room for furniture suite and breakfast table.

KITCHEN

Having been recently upgraded with immaculate presentation throughout, with a range of fitted and contrasting wall and base units with granite work surfaces over and complementary upstands, under-cabinetry lighting, inset spotlights to ceiling. A range of integrated appliances include Hotpoint oven, induction hob with extractor canopy over, integrated fridge and freezer, integrated dishwasher, carousel storage within cabinets. LVT flooring, uPVC double glazed window to front outlook and personnel door to covered area.

UTILITY ROOM

Being accessed from the covered carport area with sliding storage and fitted shelving, with plumbing and space for a number of low level white goods, further worktops, full power and lighting. Access door leads to rear garden.

INNER HALLWAY

With Karndean flooring, loft storage access point, access is provided to two double bedrooms and a house bathroom.

BEDROOM ONE

Given the generous room proportions has potential to be used as the master bedroom with two uPVC double glazed windows to the front and side orientation, with fitted wardrobes throughout and locker storage also.

BEDROOM TWO

Of double bedroom proportions with a fitted wardrobe to wall length and sliding door leading through to sun room extension.



HOUSE BATHROOM

5'6" x 6'3" (1.70 x 1.93)

Benefiting from immaculate presentation throughout, incorporating double walk-in shower with rainfall showerhead, concealed cistern low flush w.c, inset basin to vanity storage unit, tiling throughout, heated towel rail, wall mounted mirror, rooflight and inset spotlights to ceiling.

OUTSIDE

Priority Close itself remains within close proximity to all the services and provision that Swanland has to offer, with the property itself being secluded within a cul-de-sac position, benefiting from a large corner plot. Vehicular access is granted via a smart brick sett entrance drive with ample parking provision for numerous vehicles.

A low level hedge exists to front perimeter with hard landscape detailing, in turn leading through to further gated entrance drive extending from the carport and garage. Twin opening five-bar gate, again with brick sett driveway and additional laid to lawn grass section. Herbaceous planting and hedge border to the full side perimeter boundary.

COVERED CARPORT AREA (5.25m x 2.54m) is accessed via a timber entrance door with newly fitted poly vinyl roof structure being fully covered throughout and extending from the kitchen itself. This area leads through to...

GARAGE

17'11" x 8'8" (5.47 x 2.66)

With full power and lighting, worktops fitted to wall length and personnel door leading to the garden.

REAR GARDEN

Having been fully landscaped throughout with a range of patio areas, the South facing and fully private garden benefits from sun terrace extending from the immediate building footprint with a covered pergola area and laid to lawn grass section with plant and border detailing to the perimeter boundaries. Complete privacy is offered throughout with further greenhouse space.

AGENTS NOTE

Given the attention to detail and smart presentation comes ideally recommended for internal inspection.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

TENURE

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

SERVICES

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

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

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

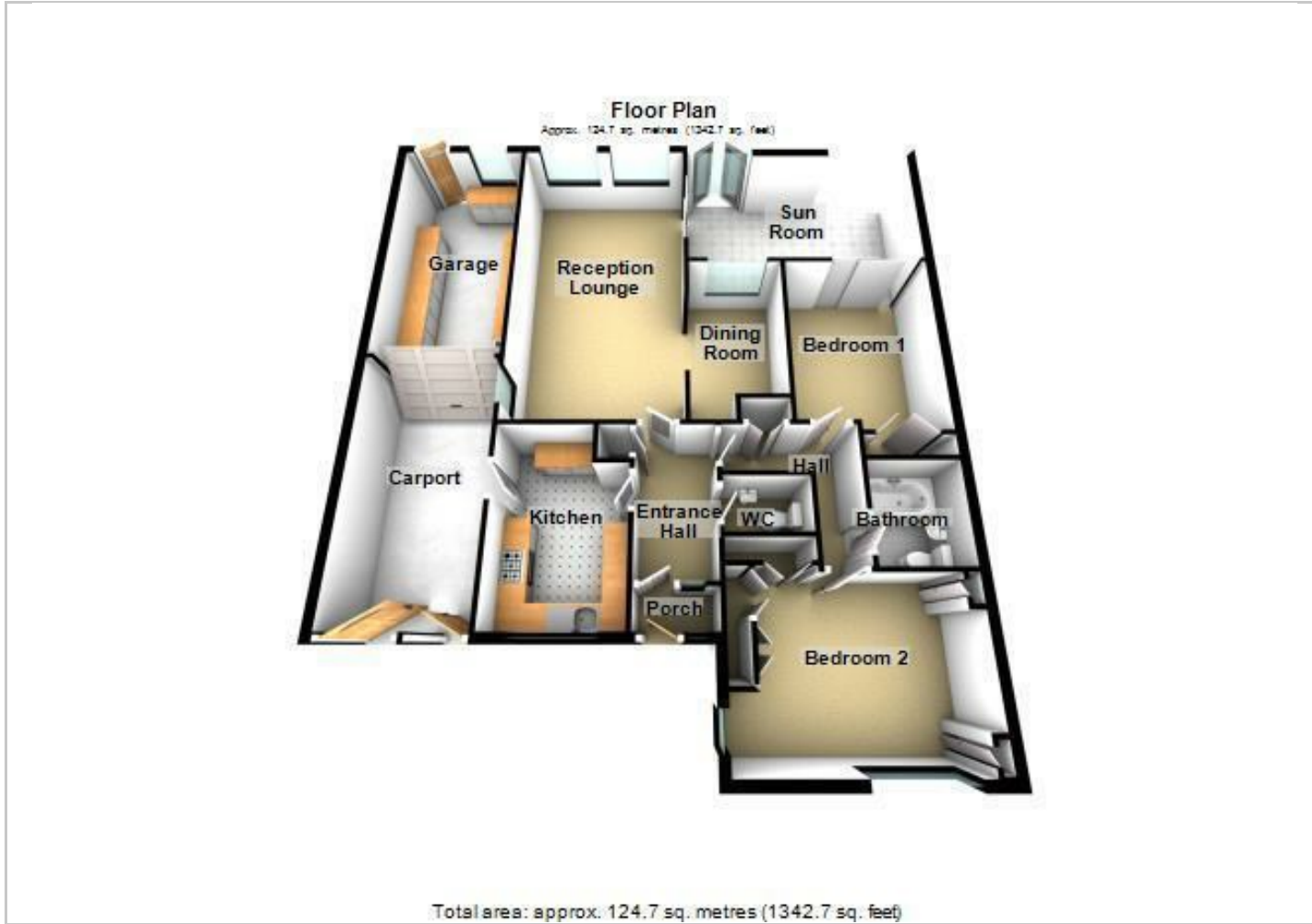
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as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

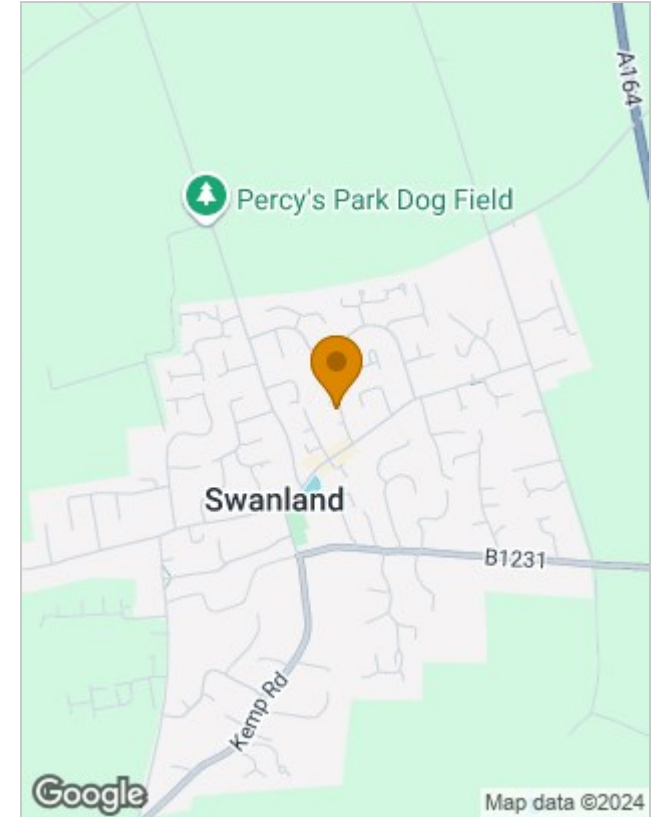




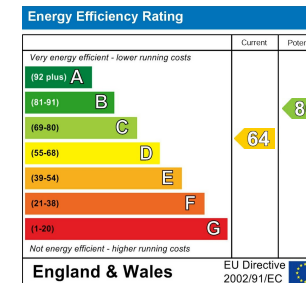
Floor Plans



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.