

**staniford**  
grays



25 Wauldby View, Swanland, HU14 3RE

£434,950









# 25 Wauldby View

Swanland, HU14 3RE

- EXTENDED FAMILY HOME WITH OPEN FIELD VIEWS
- CUL-DE-SAC SETTING
- FOUR DOUBLE BEDROOMS
- DRIVEWAY + GARAGE
- GENEROUS ROOM SIZES
- MODERN PRESENTATION
- THREE BATHROOMS
- GENEROUS REAR GARDENS

EXTENDED AND UPGRADED FAMILY HOME WITH OPEN COUNTRYSIDE VIEWS TO THE REAR OUTLOOK.

Early inspection is invited to view this deceptively spacious property, boasting a wealth of appeal being ideally situated on the pleasant cul-de-sac of Wauldby View .

Modern presentation internally offers good flexibility provided to the living space.

The generous layout comprises; Entrance Hall with Cloakroom W.C., Lounge/Dining Room, Second Reception Room, Utility Room and Modern Kitchen area.

To the first floor level a central landing provides access to a Master Suite with En-Suite Shower Room, Guest Bedroom with Shower Room and Two further Double bedrooms and a House Bathroom.

Externally ample parking is provided to the double front driveway with integral garage access.

Open outlook gardens feature to the rear offering good levels of privacy and an unrivalled vista.



£434,950



## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via a composite entrance door offering a welcoming entrance to this immaculately appointed family home, with return staircase leading to first floor level, deep understairs storage cupboard, laminate to floor coverings, offering access to ground floor reception rooms.

### CLOAKROOM / W.C

With privacy window to side, wall mounted basin and low flush w.c.

### RECEPTION LOUNGE / DINING ROOM

23'1" x 12'5" (7.06 x 3.80)  
Enjoying good levels of natural daylight with uPVC crescent bow window to the immediate front outlook, laminate to full floorcoverings, used as a versatile reception space with dedicated lounge area open plan to a dining area also. A central focal point is provided via a hearth and surround with gas fire insert and granite detailing, with additional full sliding door to the garden outlook. Access is provided through to the kitchen area and...

### RECEPTION ROOM TWO

12'10" x 12'4" (3.93 x 3.77)  
With uPVC double glazed window to the rear outlook, used informally as a sitting room/snug but also has the potential to be used as a formal dining space, being accessed via double French doors, in turn leading through to ...

### UTILITY ROOM

12'11" x 4'4" (3.96 x 1.33)  
With storage cupboards and rolled edge work surface, inset one-and-a-half bowl sink and drainer, space for a number of low level white goods including plumbing for washing machine and integral access through to garage.

### KITCHEN

13'3" x 12'0" (4.06 x 3.66)  
Boasting modern styling throughout with outlook via uPVC double glazed window to garden and additional access door to side, smartly presented throughout in a contemporary high gloss style with double mid-level oven, induction hob with extractor canopy over, quartz worktops, integrated fridge freezer, dishwasher, one-and-a-half bowl sink and drainer and wall mounted boiler, laminate to floor coverings.

## FIRST FLOOR

### LANDING

14'8" x 3'0" (4.49 x 0.93)  
Enjoying good levels of daylight via windows to the front and side elevation, with inner hallway providing access to four bedrooms and three bathrooms.



**PRINCIPAL BEDROOM** 12'10" x 12'7" (3.93 x 3.84)  
With uPVC double glazed window to the rear outlook offering elevated garden views and open field vista beyond, suitably sized to accommodate double bed and freestanding bedroom furniture also.

**EN SUITE** 9'5" x 7'5" (2.89 x 2.28)  
Of an excellent size for an en suite, with freestanding bath, low flush w.c, pedestal basin and walk-in corner shower cubicle with wall mounted head and console, tiling to floorcoverings and splashbacks throughout with mosaic border detailing.

**GUEST BEDROOM** 12'10" x 12'7" (3.93 x 3.84)  
With uPVC double glazed window to the rear and of double bedroom proportions.

**EN SUITE SHOWER ROOM** 7'5" x 2'7" (2.27 x 0.80)  
With wall mounted basin, shower cubicle with showerhead and console, low flush w.c, tiling to floorcovering and splashbacks, uPVC privacy window to rear.

**BEDROOM THREE** 12'7" x 12'11" (3.86 x 3.95)  
With uPVC double glazed window to front outlook and of double bedroom proportions.

**BEDROOM FOUR** 10'3" x 10'6" (3.13 x 3.21)  
With uPVC double glazed window to front outlook and of double bedroom proportions.

**HOUSE BATHROOM** 7'5" x 8'8" (2.28 x 2.66)  
Well appointed, with bath and shower console over, concealed cistern low flush w.c, inset basin to vanity unit, heated towel rail, tiling to splashbacks and floor covering with mosaic tile detail.

**OUTSIDE**  
Wauldby View is an exclusive cul-de-sac setting within the residential village of Swanland, offering a number of larger family homes and low level bungalows. The property boasts double driveway parking provision via paved driveway in turn leading to Garage (4.10m x 4.18m) with electronically operated door with integral access to the property.  
Laid to lawn grass section and pathway provides access to the front and side of the property with gated access leading to the rear.  
The rear gardens benefit from a patio terrace extending from the immediate building footprint with laid to lawn grass section beyond. A number of feature trees exist with established shrubbery and planting to perimeter boundaries, with one of the most saleable assets to the property being the open field views to the rear.

**AGENTS NOTE**  
The property offers ready to move in family living with viewing available through the sole selling agent Staniford Grays.

**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 '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

**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

