



8 On Hill, Tranby Lane, Swanland, HU14 3NQ

£825,000



8 On Hill

Swanland, HU14 3NQ

- EXTENDED FAMILY HOME
- PRIVATE AND ESTABLISHED PLOT
- DISCREET POSITION OFF TRANBY LANE
- FOUR BEDROOMS
- FOUR RECEPTION ROOMS
- IMMACULATE PRESENTATION
- IMPRESSIVE GLASS ATRIUM
- GENEROUS DRIVEWAY AND DOUBLE GARAGE
- FOUR ENSUITE BATHROOMS

IMPRESSIVE FAMILY HOME SITUATED UPON A LARGE 0.20 ACRE PLOT.

Offered for sale is this immaculate and upgraded home with established gardens. Homes of this type are rarely presented for sale on the executive cul-de-sac of On Hill being located off Tranby Lane, Swanland. Given the position of the property, excellent levels of privacy and seclusion are enjoyed with the benefit of a sizeable living space and a detached garage.

The vendors have modernised and extended the dwelling over recent years to create bright and individually styled living coming suitable for applicants who place versatile living high on the agenda.

The expansive arrangement of living space to the ground floor comprises, Entrance Hallway, Reception Hallway leading into a Reception Lounge of an excellent size, Sun Room extension, formal dining space, the heart of the home remains an open plan Kitchen with dedicated informal Dining Area and Utility Room. A glass atrium with a vaulted ceiling height provides stairwell access to a Guest Bedroom Suite/Office also.

To the first floor level, a central gallery landing provides access to three Double Bedrooms all with fitted furniture and benefiting from En-Suite Bathrooms, being highly specified throughout.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via a composite style entrance door with glazed insert, opening into a generous reception hallway area with return staircase to first floor level with balustrade and spindles, deep storage cupboard with fitted shelving and hanging rail, alarm console. Access is provided to ground floor reception spaces and...

CLOAKROOM / W.C

With privacy window to the immediate front outlook, white sanitaryware incorporating basin, low flush w.c, heated towel rail, tiled floorcoverings and splashbacks.

RECEPTION LOUNGE

Accessed via glazed internal French doors, of elegant room proportions and enjoying excellent levels of natural daylight, with bow uPVC double glazed window to the front facing outlook with integrated blinds, oversize hearth and traditional surround with gas fire insert. Leads to...

21'9" x 13'3" (6.64 x 4.06)

SUN ROOM EXTENSION

Serving as a recent addition to the property, boasting full garden views with an abundance of natural daylight provided via Velux rooflight, French doors leading to sun terrace, triple picture windows and additional window to side, internal glazed folding doors providing access from the lounge, inset spotlights to ceiling.

15'9" x 13'6" (4.82 x 4.13)

DINING ROOM

Accessed from the reception hallway via glazed French doors, with uPVC double glazed window to rear and additional door leading to kitchen.

13'10" x 12'4" (4.23 x 3.76)

KITCHEN / DAY ROOM

Being open plan with a dedicated dining/breakfast area, with uPVC double glazed windows to the front elevation, opening to well appointed kitchen with a range of fitted wall and base units with granite worksurfaces over, kitchen island with storage, integrated one and a half bowl sink and drainer with feature mixer tap, five ring gas hob with oversize extractor canopy over, double oven, low level microwave, double wine cooler, integrated fridge freezer and dishwasher, tiling to floorcoverings, inset spotlights to ceiling. Open plan into the glass atrium also and also gives access to pantry cupboard and...

27'1" x 13'11" (8.28 x 4.25)

UTILITY ROOM

With space and provision for a number of low level white goods, one and a half bowl stainless steel sink and drainer, tiling to splashbacks and uPVC window to the rear elevation.

8'7" x 8'0" (2.64 x 2.45)

GLASS ATRIUM

An excellent addition to the property and used as an alternate access, providing an interlinking corridor and impressive glazed balustraded staircase providing access to bedroom four/office suite. Boasting full garden views with vaulted ceiling height and glazing to both front and rear elevations and roof pitch. Integral access to double garage also.

19'5" x 9'10" (5.94 x 3.01)

FIRST FLOOR



CENTRAL LANDING

19'9" x 11'5" (6.03 x 3.49)
With crescent feature uPVC double glazed window to side elevation, generous landing area opens to three double bedrooms, all with ensuite provision.

PRINCIPAL SUITE

23'2" x 16'0" (7.08 x 4.90)
Generously appointed with windows to both front and rear elevations, fitted wardrobes, locker storage, vanity dresser, with dedicated dressing area also, inset spotlights to ceiling. Leads to...

EN SUITE BATHROOM

Immaculately appointed with Sottini sanitaryware, including panel bath with mains fed showerhead and console over. low flush w.c, pedestal wash hand basin, heated towel rail, tiling to floorcoverings and splashbacks, electric shaver point and uPVC privacy window to rear.

BEDROOM TWO

14'10" x 12'8" (4.53 x 3.87)
Of double bedroom proportions with fitted bedroom furniture incorporating wardrobes, drawers, locker storage and dresser, with UPVC double glazed window to the front elevation. Leads to...

EN SUITE BATHROOM

Immaculately appointed with Sottini sanitaryware, including panel bath with mains fed showerhead and console over, low flush w.c, pedestal wash hand basin, heated towel rail, tiling to floorcoverings and splashbacks, electric shaver point and uPVC privacy window.

BEDROOM THREE

12'2" x 11'5" (3.72 x 3.49)
With uPVC double glazed window to rear, sliding wardrobes to full wall length. Leads to...

EN SUITE SHOWER ROOM

Benefitting from dedicated staircase leading from the glass atrium, used currently as office space but has potential to be used as dedicated bedroom also, with dual outlook to front and rear aspects via uPVC double glazed windows, inset spotlights to ceiling and uPVC double glazed privacy window to rear.

BEDROOM FOUR / OFFICE SUITE

18'1" x 18'6" (5.53 x 5.65)
Benefitting from dedicated staircase leading from the glass atrium, used currently as office space but has potential to be used as dedicated bedroom also, with dual outlook to front and rear aspects via uPVC double glazed windows, inset spotlights to ceiling. Leads to...

EN SUITE SHOWER ROOM

6'11" x 5'4" (2.12 x 1.63)
With walk-in double shower, concealed cistern low flush w.c, inset basin, heated towel rail, tiling to floorcoverings and splashbacks, Velux rooflight.

OUTSIDE

On Hill itself remains conveniently positioned in a central Swanland village location being accessed from the highly desirable and well regarded setting of Tranby Lane.

Vehicular access is granted to the property via a generous drive offering parking for a multitude of vehicles, in turn leading to Double Garage with twin electronically operated roller doors, with full power and lighting and windows to rear outlook, offering integral access to the hallway also.

Established planting exists to the front boundary perimeter with Laurel hedging, laid to lawn grass and gated access to the property side and rear.

The rear gardens remain immaculately appointed throughout, with extensive patio extending from the immediate building footprint, with a further pathway leading to additional patio area with external lights, a generous laid to lawn grass section and established trees and planting. It's understood that Tree Preservation Orders (TPOs) are in place for existing trees. Excellent levels of privacy and seclusion are afforded to the boundary perimeters with boarded fencing also. External tap, power sockets and light points.

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 current E.R.Y.C council tax band to be __

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

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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



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

