



Cambria Greenstiles Lane, Swanland, HU14 3NH

Offers In Excess Of £649,950



Cambria Greenstiles Lane

Swanland, HU14 3NH

- OPEN COUNTRYSIDE VIEWS
- FURTHER SCOPE FOR EXTENSION
- DETACHED DOUBLE GARAGE
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- MODERNISED INTERNALLY
- IN AND OUT DRIVEWAY
- 0.25 ACRE PLOT
- FOUR DOUBLE BEDROOMS
- RARE OPPORTUNITY

Offering a prominent Greenstiles Lane position upon a 0.25 acre plot, is this detached family property complete with private facing gardens and open countryside views.

Built in a classic double fronted style and retaining a wealth of feature given the generous room sizes and ceiling heights.

The property has undergone a continued programme of modernisation and cosmetic improvement with further scope to extend and develop into the expansive side and rear garden (subject to necessary permissions).

The versatile arrangement of living space comprises; Vestibule, Entrance Hallway, Reception Lounge, Dining Room, Sitting Room, Dining Kitchen, utility Room and separate W.C.

To the first floor, a landing provides access to a Master Bedroom with a balcony terrace, providing an unrivalled open outlook, 3 further double Bedrooms and a House Bathroom also feature.

Externally, an in and out driveway leads to forecourt parking for numerous vehicles with access to a detached double Garage with private and enclosed facing gardens with unrivalled open field views.



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GROUND FLOOR

ENTRANCE VESTIBULE

Accessed via uPVC double glazed double doors, with tiled floorcovering, providing access to...

RECEPTION HALLWAY

With staircase approach to first floor level and access provided to various ground floor reception rooms, creative fitted intricate cabinetry storage cupboards and shelving into staircase.

16'7" x 5'10" (5.06 x 1.79)

RECEPTION LOUNGE

Enjoying excellent levels of natural daylight with walk-in uPVC double glazed bay window, a central focal point is provided via open fire insert with brick hearth and surround detailing, suitably sized to accommodate furniture suite with double glazed doors leading through to sitting room.

16'10" x 12'0" (5.15 x 3.67)

DINING ROOM

To the alternate side of the property, of an excellent size and again boasting walk-in bay window, with fitted alcove storage, currently used as a formal dining space but has potential to be used as a second reception room.

11'11" x 11'5" (3.65 x 3.50)

SITTING ROOM

With full garden outlook and taking advantage of the open countryside views beyond, additional uPVC double glazed windows to side elevation and sliding door to the rear. Accessed from the reception lounge and also providing walkway through to...

11'4" x 10'0" (3.47 x 3.07)

DINING KITCHEN

(at longest and widest point)

Having recently been upgraded, incorporating a range of fitted high gloss wall and base units in a contemporary style, including Neff double oven, Neff induction hob with extractor canopy over, integrated dishwasher and integrated fridge, inset sink and drainer with feature mixer tap, UPVC double glazed window to the rear elevation, inset spotlights to ceiling, dedicated space for dining table also, access door leading to patio terrace. Leads through to...

17'4" x 14'11" (5.29 x 4.56)

UTILITY ROOM

With a range of wall and base units to the single wall length, plumbing and space for automatic washing machine, inset sink and drainer with mixer tap, personnel door to side of property.

12'1" x 9'0" (3.70 x 2.76)

CLOAKROOM / W.C

With uPVC privacy window to rear, low flush w.c, wash hand basin and cupboard housing modern boiler.

FIRST FLOOR

LANDING

Providing access to four double bedrooms and house bathroom, shelved storage cupboard with additional cupboard housing hot water cylinder and additional shelving for drying.

PRINCIPAL BEDROOM

Of double bedroom proportions with a bank of fitted wardrobes and locker storage with vanity dresser also, an abundance of natural daylight is provided via a uPVC double glazed to the front elevation and a most impressive sun terrace via sliding uPVC double glazed door, with wrought iron detailing and elevated views to the open countryside and surrounding West Hull village locations.

16'8" x 10'2" (5.09 x 3.12)



EN SUITE SHOWER ROOM

Immaculately appointed having recently been remodelled, incorporating corner shower with wall mounted head and console, concealed cistern low flush w.c, inset sink to vanity unit with wall mounted backlit mirror, heated towel rail, contemporary style tiling to floorcoverings and splashbacks, inset spotlights to ceiling, uPVC privacy window to frontage.

7'1" x 5'9" (2.18 x 1.76)

BEDROOM TWO

Again, boasting double bedroom proportions with space for freestanding bedroom furniture, uPVC double glazed window to rear.

13'8" x 11'8" (4.18 x 3.58)

BEDROOM THREE

Of double bedroom proportions with space for freestanding bedroom furniture, window to front elevation.

11'10" x 10'0" (3.62 x 3.05)

BEDROOM FOUR

With full outlook views to the rear and side elevation, with uPVC double glazed windows and of double bedroom proportions.

14'7" x 8'7" (4.45 x 2.64)

HOUSE BATHROOM

Immaculately appointed throughout with modern sanitaryware comprising of panel bath, concealed cistern low flush w.c, inset sink to vanity unit, tiling to floorcoverings and splashbacks, backlit mirror, heated towel rail, uPVC privacy window to side, inset spotlights to ceiling.

9'5" x 6'7" (2.89 x 2.01)

OUTSIDE

Cambria remains uniquely positioned being an individually designed family residence enjoying an imposing plot position with full open aspect views over the open countryside to the side and rear.

Vehicular access is granted to the property via an in-and-out driveway, with established hedged borders to the front boundary perimeter, raised laid to lawn grass section and expansive driveway leads around the front and to the side drive, in turn leading to a detached double garage (6.41m x 5.54m) with electronically operated up and over access door, with full power and lighting also.

Gated access is provided to an expansive rear garden with patio terrace extending from the immediate building footprint with herbaceous planting, shrubbery and borders featuring to all boundaries and proving open field views beyond. A further patio features suitable for alfresco dining area, with summer house and pond also. External tap and power sockets also.

AGENTS NOTE

The property remains uniquely positioned and has rarely been presented to the open market, consequently offers further scope for extension should this be required and given the generous plot size, 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 current E.R.Y.C council tax band is 'E'.

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.

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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.

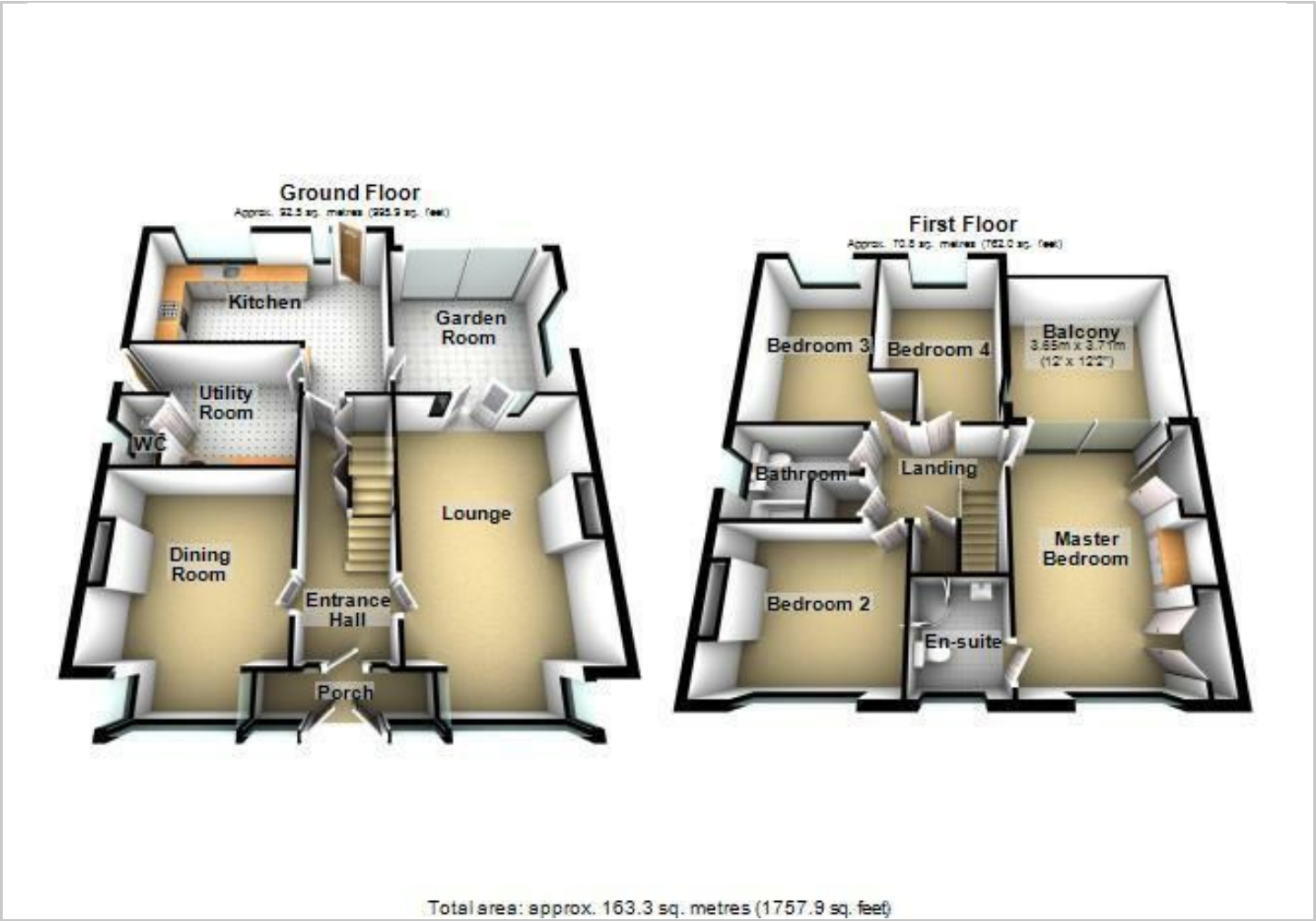
MISREPRESENTATION ACT 1967

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



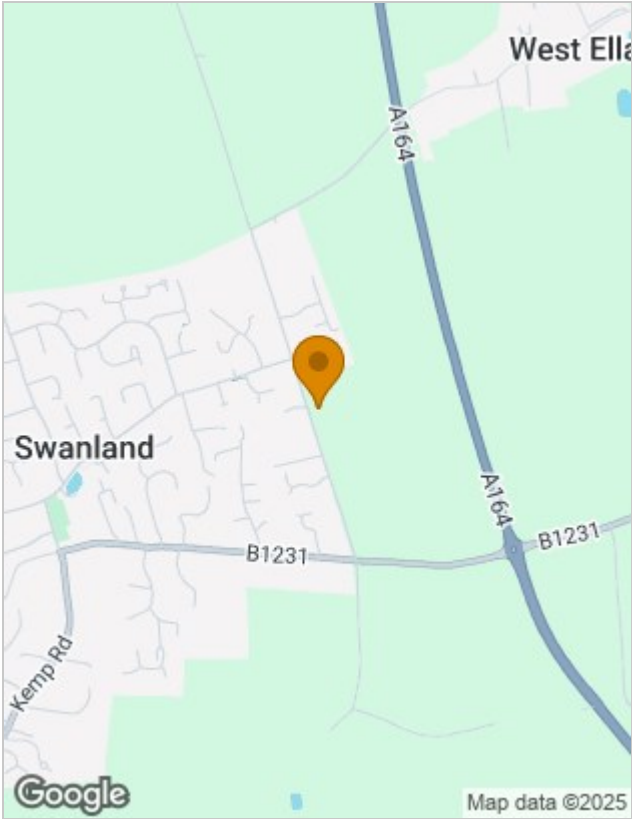
Viewing

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.

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Location Map



Energy Performance Graph

