



21 The Fairway, West Ella, Hull, HU10 7SA

Offers Over £650,000



# 21 The Fairway

Hull, HU10 7SA

- IMPRESSIVE FAMILY HOME
- EXTENDED AND IMPROVED
- BRIGHT AND SPACIOUS LAYOUT
- FOUR BEDROOMS
- VIEWING ADVISED
- ESTABLISHED AND MATURE PLOT SETTING
- GENEROUS ROOM SIZES
- THREE RECEPTION ROOMS
- 2 BATHROOMS

OUTSTANDING FAMILY HOME WITH IMMACULATE GARDENS. OFFERING A BLEND OF TRADITIONAL EXTERIOR APPEAL WITH A MODERNISED AND EXTENDED INTERIOR.

Occupying an established West facing plot in the highly regarded setting of The Fairway in Kirk Ella, this family home has been improved and extended over the years to create an outstanding residence. Benefiting from a wealth of roadside appeal, the property is complemented by numerous traditional features internally with a number of remodelled elements including an impressive Dayroom extension.

The arrangement of ground floor living space comprises; Reception Hallway with Cloakroom W.C, Formal Lounge with garden views, Dining Room/Sitting Room, Dayroom extension taking full advantage of the garden views open plan to Breakfast Kitchen, Utility Room and Study.

To the first floor level a gallery style landing provides access to a Principal Bedroom with En suite Shower Room and a further Three Double Bedrooms and Family Bathroom.

To the exterior a pillared entrance drive with ample parking provision and access to garage features. West facing and expansive rear gardens exist with privacy provide to all perimeter boundaries.

Given the plot size and appeal of the accommodation on offer, this well styled home comes recommended for an internal viewing.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this character styled family home, with a hardwood glazed entrance door, tiled floor covering, staircase approach to first floor level with access provided to ground floor reception spaces.

### RECEPTION LOUNGE

Accessed via double doors with a wealth of feature provided by an open fire insert with traditionally styled stone fireplace, walk-in uPVC double glazed bay window, laminate to floor coverings, suitably sized to accommodate furniture suite, used currently as the formal lounge space . With archway through to...

15'3" x 12'11" (4.67 x 3.95)

### DAY ROOM

Enjoying excellent levels of natural daylight with full views to the rear garden. Multiple Velux rooflights, with French doors leading to the external patio terrace and uPVC double glazed windows also. Dedicated seating area with dining area also, leading open plan through to...

19'2" x 12'4" (5.85 x 3.76)

### BREAKFAST KITCHEN

Immaculately appointed with traditionally styled handmade solid wood kitchen, fitted with a range of wall and base units with kitchen island and dedicated breakfast bar with hardwood work surfaces over. Neutrally appointed in a Shaker style with further Velux rooflights and French doors to the garden outlook. Space for freestanding range, inset double Belfast sink with mixer tap, inset spotlights to ceiling and space for further freestanding white goods. Access provided through to entrance hallway and...

24'0" x 10'11" (7.33 x 3.33)

### UTILITY ROOM

With uPVC double glazed window to side, solid wood base units with plumbing for washing machine and space for dryer, inset sink and drainer, integral door leading through to garage. Access provided to office and...

### CLOAKROOM / W.C

With uPVC window, tiling to splashbacks, inset basing and low flush w.c.



**HOME OFFICE** 10'2" x 9'0" (3.11 x 2.76)  
A versatile space with potential to be used as an office, with uPVC double glazed window to rear, access door, tiled floor coverings.

**SNUG** 11'4" x 11'10" (3.46 x 3.63)  
With front facing views via uPVC double glazed window, laminate to floor coverings. Has potential to be used as a family/play room also, used currently as a second reception space.

#### **FIRST FLOOR**

**LANDING**  
With deep storage cupboard, leading up to a central landing, with uPVC double glazed window to the front aspect.

**PRINCIPAL BEDROOM** 13'3" x 13'2" (4.05 x 4.02)  
With uPVC double glazed window to frontage, space for double bed and freestanding bedroom furniture.

**EN SUITE SHOWER ROOM** 10'9" x 5'10" (3.29 x 1.79)  
With uPVC double glazed privacy windows to the rear and side outlooks, traditionally styled with corner shower cubicle with mains fed shower head and console, low flush w.c, pedestal wash hand basin, tiling to splashbacks, inset spotlights to ceiling.

**BEDROOM TWO** 20'11" x 9'4" (6.38 x 2.86)  
With uPVC double glazed windows to the front and rear orientations, storage cupboard to eaves.

**BEDROOM THREE** 10'11" x 12'5" (3.35 x 3.80)  
With uPVC double glazed window to the front outlook, laminate to floor coverings, storage cupboard.

**BEDROOM FOUR** 10'11" x 7'0" (3.34 x 2.14)  
With laminate to floor coverings, uPVC double glazed window to rear.

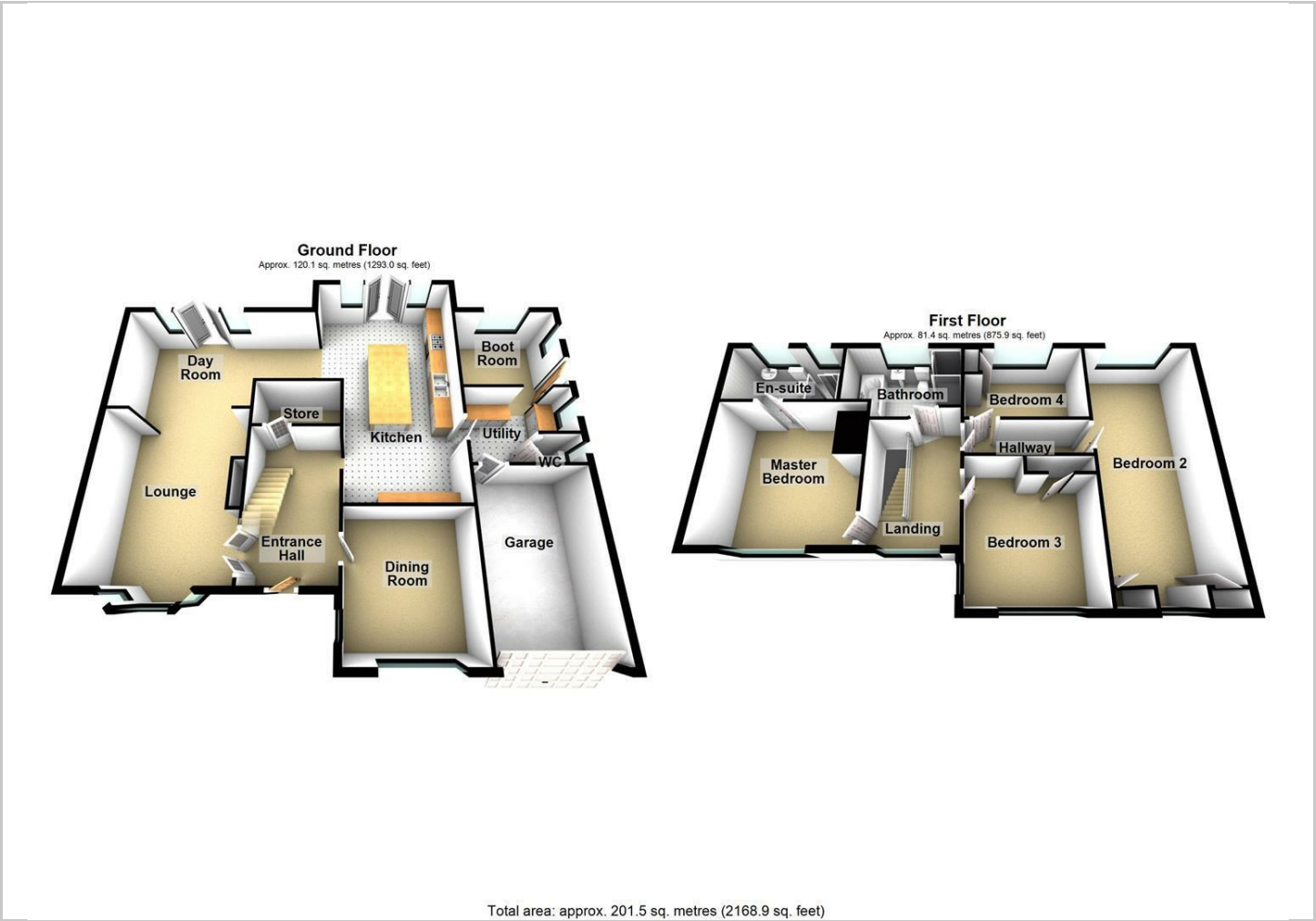
**HOUSE BATHROOM** 10'8" x 7'8" (3.27 x 2.35)  
Immaculately appointed throughout, with traditionally styled bathroom suite comprising of roll top bath, pedestal basin, low flush w.c, walk-in shower cubicle with mains-fed shower console, tiling to splashbacks and heated towel rail.

**OUTSIDE**  
The Fairway itself remains conveniently positioned, offering a number of traditionally styled dwellings with expansive and unrivalled gardens. The subject dwelling enjoys a prominent roadside frontage with low level pillared wall with wrought iron detailing and electronically operated entrance gates, in turn leading to a parking area with up&over door to garage with full power and lighting and allowing entrance through to the property. Gated access is provided to mature landscaped garden area, being well maintained with well stocked herbaceous planted borders and shrubbery to perimeter boundaries. A patio terrace extends from the immediate building footprint, with laid to lawn grass section leading to a timber constructed pavilion with full power and lighting also. Further storage areas, external tap point and plug socket also.

**AGENTS NOTE**  
Given the privacy to the immaculately appointed gardens the property really does come recommended for further inspection to acknowledge the quality of home on offer and program of extension that's taken place over the years.



Floor Plans



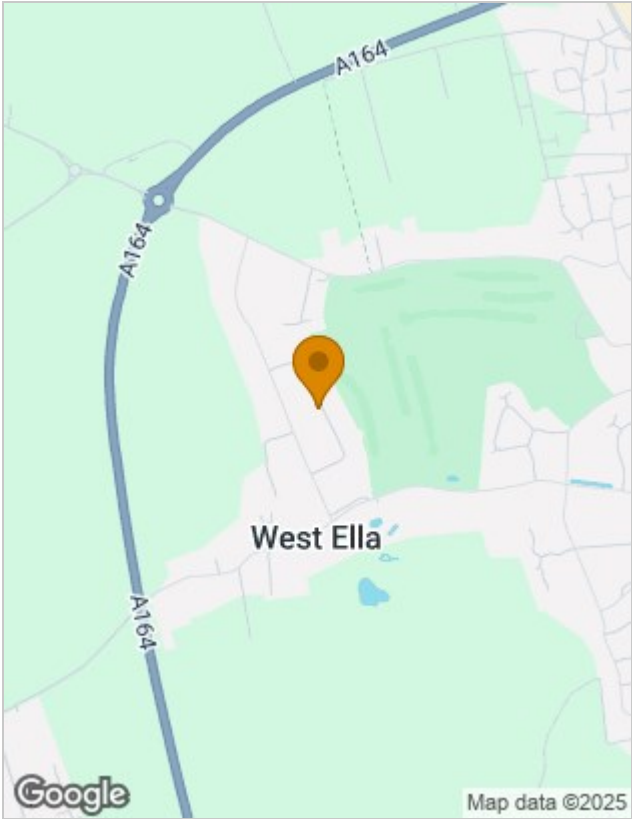
Viewing

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

