



2 Swanland Garth, North Ferriby, HU14 3LL

Offers In Excess Of £575,000



2 Swanland Garth

North Ferriby, HU14 3LL

- VERSATILE BUNGALOW HOME
- PREMIER NORTH FERRIBY SETTING
- GATED DRIVEWAY AND DOUBLE GARAGE
- 3 RECEPTION ROOMS
- 3 ENSUITE BATHROOMS
- GENEROUS SOUTH FACING PLOT
- WELL APPOINTED THROUGHOUT
- DECEPTIVELY SPACIOUS -1958 SQUARE FEET
- 3 BEDROOMS
- FURTHER EXTENSION POTENTIAL

WELL POSITIONED BUNGALOW IN ESTABLISHED PLOT SETTING.

Conveniently located on the exclusive cul-de-sac setting of Swanland Garth with elevated views of the Humber estuary and beyond.

Residing in a private and established plot, properties of this specific type and character are rarely offered to the market within this immediate setting and the viewing comes highly recommended to appreciate the size of living accommodation on offer.

The property remains well maintained throughout and offers further scope for annexe extension into the large Garage (subject to the necessary permissions).

An ideal property for purchasers looking to reside within a tranquil setting but remain within a short distance walk of the village centre.

The generous accommodation comprises; Entrance Hallway leading through to a Dayroom Kitchen and Guest Suite with Ensuite provision. An Inner Hallway provides access to a Cloakroom W.C., garden facing Reception Lounge, Sun Room and access to two further Bedrooms including a Principal Bedroom with walk in wardrobe and En-Suite provision and a further bedroom with Shower Room.

Externally the large plot enjoys a broad frontage with dedicated driveway leading to an expansive Garage space and a further gated rear driveway. The rear of the plot opens into a landscaped and established South facing garden with raised terrace and stunning views.



Offers In Excess Of £575,000



ENTRANCE HALLWAY

A welcoming entrance to this deceptively spacious bungalow home, extending over 2300 square feet of living space to the single floor level, providing access to reception and bedroom accommodation.

STUDY

With uPVC double glazed window to the South facing rear outlook. Leads to...

OPEN PLAN DINING / KITCHEN

28'6" x 9'10" (8.71 x 3.00)

Serving as the heart of this bungalow home, with attention to detail throughout, with traditionally styled wall and base units with marble worktops, tiling to splashbacks, inset sink and drainer, oversize range oven with ceiling suspended extractor canopy, space for a number of further low level white goods, windows to the front elevation, inset spotlights to ceiling and being open plan through to a dedicated day/dining room with internal glazed window to lounge and hallway space, providing excellent levels of natural daylight and being suitably sized to accommodate dining table. Leads through to...

INNER HALLWAY

Providing access to further reception space, with access to bedroom accommodation also.

CLOAKROOM/ W.C

Neutrally appointed with wall mounted basin, tiling to splashbacks and low flush w.c.

RECEPTION LOUNGE

20'0" x 13'10" (6.10 x 4.22)

Of an excellent size with central focal point provided via contemporary style feature fireplace, with patio doors providing full South facing outlook over gardens. Suitably sized to accommodate furniture suite with internal window to day room / kitchen also.

SUN ROOM

11'5" x 8'9" (3.49 x 2.67)

A versatile further reception space with full South facing vista over garden with Humber views, with personnel access door to side, wall mounted radiator. A room suitable for a multitude of purposes.

PRINCIPAL BEDROOM

19'2" x 12'0" (5.86 x 3.68)

Of an excellent size, with walk-in uPVC bay window and additional window to side, access is provided through to a dedicated dressing area with wardrobes to one wall length and access to...



EN SUITE SHOWER ROOM

Boasting contemporary style sanitaryware incorporating double width shower tray with multi-jet points and wall mounted head and console, concealed cistern low flush w.c, bidet, inset contemporary basin to vanity unit, inset spotlights to ceiling, heated towel rail, tiling to floor coverings and splashbacks with border detailing, privacy window.

BEDROOM TWO / GUEST SUITE

14'6" x 12'11" (4.44 x 3.96)

Being accessed from the entrance hallway and has potential to be used as an alternate annexe to the property given its location, ideal as a guest suite, with window to the South facing aspect. Provides access to...

EN SUITE BATHROOM

With walk-in shower to alternate wall length, freestanding bath with shower head fitment, low flush w.c, wash hand basin, tiling to splashbacks, privacy window.

BEDROOM THREE

15'3" x 10'7" (4.65 x 3.25)

With full walk-in bay window, wardrobes to wall length and of double bedroom proportions. Provides access to...

EN SUITE SHOWER ROOM

With immaculately appointed white sanitaryware including traditionally styled oversize pedestal basin, low flush w.c, corner shower cubicle with wall mounted head and console, immaculate white tiling with border detailing, contrasting floor tile, heated towel rail, privacy window.

OUTSIDE

Swanland Garth itself remains uniquely positioned in an elevated North Ferriby position, with the plot benefitting from full Humber Estuary views. Being located in the exclusive and popular location of Swanland Garth, with vehicular access provided to a generous driveway with further gated access to the rear also.

Access is provided to a generous garage block offering further potential for conversion, with personnel door to side, up&over access door to frontage also. Given the garage proportions and the potential to create further living space, it really does have to be seen to be fully acknowledged.

Established and well maintained gardens feature to the front, with unrivalled South facing rear gardens, featuring expansive patio terrace extending from the immediate building footprint, with planting, shrubbery and borders, elevated terracing and steps down to the laid to lawn grass section. An established hedged perimeter and planting creating excellent levels of privacy and seclusion throughout.

Given the elevated plot position and wealth of feature on offer it really does have to be seen to be fully appreciated. With external tap points and lighting.

AGENTS NOTE

The subject dwelling comes ready for immediate occupation with a wealth of potential to expand into the large garage space (subject to the necessary permissions). 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 to be 'F'.

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

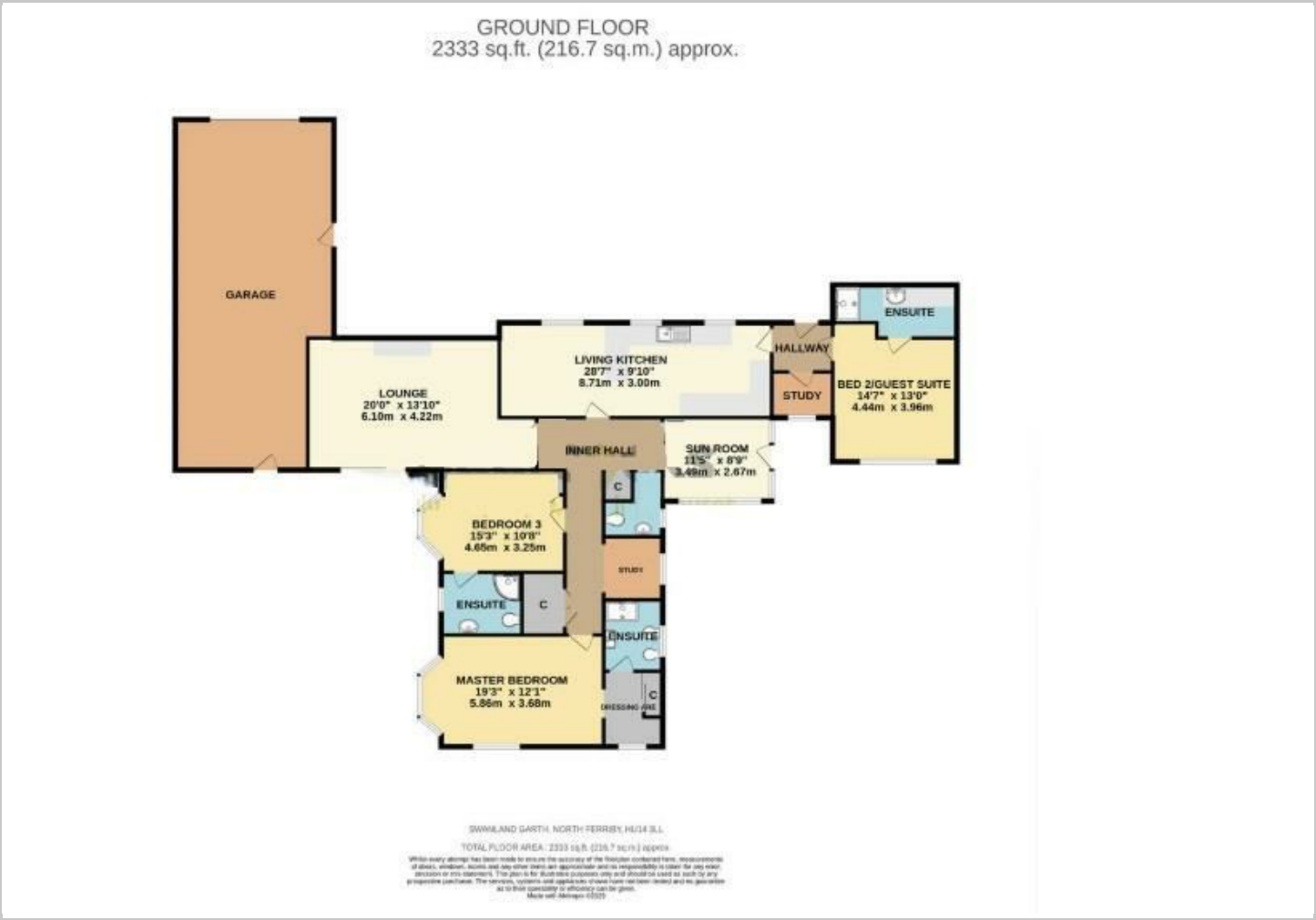
MORTGAGE CLAUSE

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.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Floor Plans



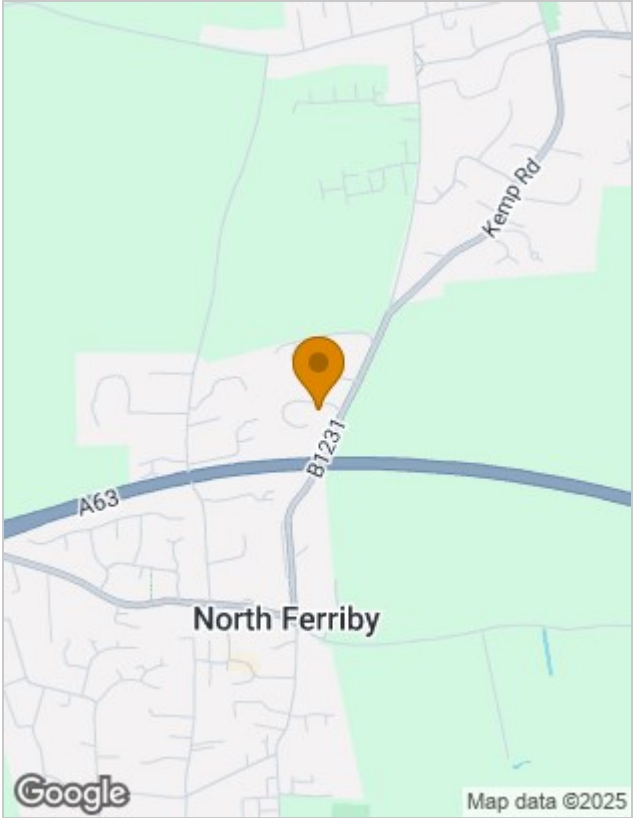
Viewing

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

