

staniford
grays



138 West Ella Road, Kirk Ella, HU10 7RR

£1,200,000





138 West Ella Road

Kirk Ella, HU10 7RR

- STUNNING MODERN HOME
- ATTENTION TO DETAIL THROUGHOUT
- 4 RECEPTION ROOMS
- FIVE BATHROOMS
- DETACHED GARAGE
- OVER 4500 SQUARE FEET
- HIGHLY SPECIFIED INTERIOR
- SIX BEDROOMS
- ANNEXE LIVING SPACE
- LANDSCAPED GARDENS

A truly STRIKING and INDIVIDUALLY DESIGNED LIFESTYLE home, completed to the HIGHEST standard of specification and internal design.

Situated on the well regarded residential setting of West Ella Road the property offers the ultimate embodiment of lifestyle and luxurious design. The outstanding accommodation extends over 4500 square feet in size with attention to detail evident throughout.

The immaculately appointed living space comprises; Open plan reception hallway with gallery staircase and vaulted ceiling height, fully open plan Dayroom/Dining Area and highly specified Kitchen, Reception Lounge, Sitting Room and Dining Room. An inner hallway leads to Annexe accommodation including Living Space/Bedroom and Shower room, Utility Room and Cloakroom W.C.

To the first floor level 4 bedrooms are present with a Master Suite including Dressing Room and En-suite with a further En-suite to the Guest Bedroom and Family Bathroom.

To the expansive second floor level an additional generous landing area leads to two large bedroom spaces with walk in storage areas also and a Shared Shower Room.

Well-manicured and landscaped gardens feature within this private plot environment with mature planting and shrubbery, terracing and laid to lawn gardens throughout.



£1,200,000



GROUND FLOOR

RECEPTION HALLWAY

20'3" x 11'10" (6.19 x 3.62)

A most impressive entrance to this immaculately appointed family home. Gallery style landing with oak hardwood staircase and glazed balustraded inserts, being a genuine focal point to the property with vaulted ceiling height, feature crescent window to the front elevation, large format porcelain tiling to floorcoverings, 2.3m high aluminium entrance door, inset spotlights to ceiling, wall mounted alarm console and access provided to ground floor reception spaces.

KITCHEN / DAY ROOM

22'4" x 19'6" (6.82 x 5.96)

Serving as the heart of this immaculately appointed and well specified family home. Porcelain tiled flooring continuing, with most impressive Milano dark finish kitchen with a range of fitted wall and base units and quartz work surfaces. A central focal point is provided via cantilevered breakfast bar with quartz work surface and raised oak butchers block, integrated appliances include three mid-level Neff hide+slide ovens and combination microwave oven and warming drawer also, two integrated dishwashers, integrated full height fridge and freezer, recessed sink and inset drainer to quartz work surface with instant hot water tap, oversize induction hob to kitchen island with recessed ceiling extractor canopy. A number of creative storage solutions exist including concealed spice cupboard with drawers/shelving, pull-out pantry, carousel storage, bin storage and further concealed shelving, all with soft-closing doors/drawers. An abundance of daylight is provided via uPVC sliding doors and picture windows, being open plan to...

DINING AREA

14'9" x 12'2" (4.51 x 3.71)

With uPVC double glazed window to the front and side elevations.

HALLWAY

15'1" x 5'8" (4.60 x 1.73)

Accessed via double oak internal doors, leading to further reception spaces, with porcelain floor tiling continuing, panelling to walls.

DEDICATED DINING ROOM / RECEPTION TWO

13'11" x 11'2" (4.25 x 3.41)

With uPVC double glazed picture window and additional window to side, inset spotlights to ceiling.

SNUG / SITTING ROOM

13'11" x 13'1" (4.25 x 3.99)

A versatile third reception space, with potential to be used as a cinema room, with inset spotlights to ceiling, accessed via double oak doors and marble decorative fire surround.

RECEPTION LOUNGE

21'0" x 20'0" (6.41 x 6.12)

A most impressive formal reception space with wall mounted and clad entertainment centre to one wall length incorporating storage, electric remote controlled fireplace, two metre LG television, quad floor to ceiling windows to the front elevation, inset spotlights to ceiling.

ANNEXE ACCOMMODATION

INNER HALLWAY

10'0" x 4'3" (3.06 x 1.31)

Accessed from the main reception hallway, leading to a dedicated annexe area with potential to be used for a multitude of purposes. Fitted shoe cupboard with dedicated seating area and shelving.

W.C. / PLANT ROOM

3'6" x 6'1" (1.07 x 1.87)

With low flush w.c, pedestal wash hand basin and tiling to floor coverings and splashbacks, additional cupboard housing manifolds for underfloor heating to ground floor and Category 6 cabling.



ANNEXE ROOM 24'5" x 10'5" (7.46 x 3.18)
With French doors leading to the side garden area, uPVC double glazed windows. Has potential to be used for a multitude of purposes including bedroom suite or alternatively a gym area, with LVT herringbone flooring, inset spotlights to ceiling.

SHOWER ROOM 5'3" x 7'3" (1.62 x 2.22)
Immaculately appointed with Velux rooflight, low flush w.c, inset vanity hand basin, panelled bath with glazed shower screen and wall mounted showerhead and console.

UTILITY ROOM / SECOND KITCHEN 24'2" x 6'0" (7.37 x 1.85)
With a range of fitted wall and base units and storage space and provision for further white goods, Franke inset sink and drainer, cupboard housing boiler, access door to rear and uPVC double glazed window.

FIRST FLOOR

LANDING
A gallery landing provides elevated outlook over the impressive reception hallway, with inset spotlights to ceiling, cupboard, access provided to four bedrooms and house bathroom. A staircase leads to the second floor level, with glazed balustraded oak detail also.

PRINCIPLE SUITE 14'10" x 20'4" (4.54 x 6.21)
With uPVC double glazed windows to the front and side elevations, wall light points, contemporary style feature radiators, mid level TV points and inset spotlights to ceiling.

DRESSING ROOM
With two full length sliding wardrobes with hanging rails and shelving, backlit mirror to vanity dresser, LVT flooring.

EN SUITE BATHROOM
A most impressive bathroom suite incorporating freestanding bath with wall mounted showerhead and console, low flush w.c, twin sinks inset to vanity unit with dual toothbrush charging point. Walk-in wet-room area with double ceiling mounted rainfall showerheads and additional separate shower consoles, feature tiling to splashbacks and floor coverings, contemporary style heated towel rail, backlit mirror, inset spotlights to ceiling.

BEDROOM TWO 13'5" x 14'1" (4.09 x 4.30)
With uPVC double glazed window to the front, of double bedroom proportions with wall mounted mid-level TV point, dedicated storage area suitable for wardrobes and access to ...

EN SUITE SHOWER ROOM
With uPVC window to side, concealed cistern low flush w.c, inset basin to unit, walk-in shower cubicle with wall mounted showerhead and console, backlit mirror, contemporary style heated towel rail, LVT flooring, tiling to splashbacks.

BEDROOM THREE 10'9" x 8'7" (3.29 x 2.64)
With uPVC double glazed window to the front elevation, mid-level TV point and of double bedroom proportions.

BEDROOM FOUR 13'5" x 11'11" (4.10 x 3.65)
With uPVC double glazed window to side and of double bedroom proportions.

HOUSE BATHROOM 12'9" x 6'6" (3.90 x 2.00)
Most impressive statement bathroom completed to the highest of specifications, with freestanding bath, wall mounted console and tap point, recessed double walk in shower tray with rainfall showerhead and additional hose and console, inset basin to oversize vanity unit, oversize backlit LED mirror, additional backlit recesses to bathroom and shower area, feature radiators and inset spotlights to ceiling.

SECOND FLOOR

LANDING 21'9" x 12'10" (6.65 x 3.93)
With Velux rooflight, oak balustrade with glazed detailing, inset spotlights to ceiling.

BEDROOM FIVE 14'9" x 12'11" (4.52 x 3.96)
With Velux rooflight and access to...

DRESSING AREA / STORAGE 11'6" x 9'8" (3.52 x 2.97)
With Velux rooflight.

BEDROOM SIX 15'1" x 12'11" (4.60 x 3.96)
With Velux rooflight and access to further...

DRESSING ROOM / STORAGE AREA 11'11" x 9'8" (3.65 x 2.97)
With Velux rooflight.

EN SUITE SHOWER ROOM 11'3" x 5'9" (3.45 x 1.77)
With walk-in shower cubicle, neutrally appointed with low flush w.c, pedestal wash hand basin, contemporary style radiator, inset spotlights to ceiling and LVT floor coverings.

OUTSIDE
Boasting a corner plot position and being situated on the desirable West Ella Road, with vehicular access granted via a pillared driveway to a generous forecourt parking area suitable for a number of vehicles extending around the side of the property.
The front property boundary a newly constructed detached garage features with electric rolling door, personnel access door to side and full power and lighting.
Secure gated access features to a well screened side garden area with mature Laurel hedging creating good levels of seclusion, extending to a landscaped terrace with porcelain tile detailing, raised seating area and feature fountain, and access to the rear of the property also. External power sockets and light points.

AGENTS NOTE
The property comes ready for immediate occupation having been recently completed to a high standard of design and specification, with viewing available via the sole selling agent Stanford Grays.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'F'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

WEBSITES
www.stanfordsgreys.com www.rightmove.co.uk www.vebra.co.uk



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

