

staniford
grays



3 Robinson Garth, Swanland, HU14 3SE

£469,950





3 Robinson Garth

Swanland, HU14 3SE

- DISCREET CUL-DE-SAC POSITION OF JUST 3 HOMES
- LANDSCAPED GARDENS
- FOUR DOUBLE BEDROOMS
- OPEN PLAN LIVING
- GARDEN ROOM TO REAR OF GARAGE
- MODERN PRESENTATION
- THREE BATHROOMS + W.C.
- 6 YEARS REMAINING ON NHBC BUILD WARRANTY

DISCREETLY POSITIONED IN A CUL-DE-SAC OF JUST 3 FAMILY HOMES WITH EXTENDED GARDEN ROOM AND LANDSCAPED GARDENS.

Ideal for applicants who place privacy high on the agenda. Offering executive modern appeal throughout with a number of upgrades having taken place by the current owners including a garden room with bi-folding doors and canopy.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space, dedicated Sitting Room/Playroom, an open plan Dayroom/Family Kitchen again benefiting from rear views with access into a utility room, Cloakroom W.C.

To the first floor a landing provides access to Four double Bedrooms with and En-suite to the Principal and Guest Bedrooms and House Bathroom.

The property is well screened in a head of cul-de-sac position with a large driveway and provides access to a Garage.

Enclosed gardens feature with an extended alfresco entertaining/patio area, with covered veranda to the rear creating an ideal family environment with internal viewing highly advised to appreciate the standard of property available.



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GROUND FLOOR

ENTRANCE HALLWAY

Accessed via composite style entrance door with staircase approach to first floor level with balustrade and spindles, LVT flooring, storage cupboard, providing access to ground floor reception spaces and...

CLOAKROOM / W.C

Immaculately appointed throughout, LVT flooring, Roca sanitaryware including pedestal wash hand basin, concealed cistern low flush w.c, tiling to splashbacks.

RECEPTION LOUNGE / SITTING ROOM

Used currently as a formal reception space, with uPVC double glazed window to the open front outlook, suitably proportioned to accommodate furniture suite.

15'7" x 11'8" (4.75 x 3.56)

OFFICE / PLAY ROOM / SNUG

A versatile space used currently as a family play room but has potential to be used for a multitude of purposes including home office also, with window to the open front outlook.

9'10" x 8'7" (3.02 x 2.64)

OPEN PLAN KITCHEN / LIVING/ DINING ROOM

Boasting modern styling throughout, a fully open plan room looking out to the rear garden orientation, with uPVC double glazed windows and French doors leading to external patio terrace offering excellent levels of natural daylight, benefiting from a range of fitted wall and base units with complementary work surfaces over, return breakfast bar, inset sink and drainer, induction hob with integrated Zanussi oven and extractor canopy over, integrated dishwasher and fridge freezer, LVT flooring throughout, access provided to utility room also, open plan to dedicated dining area. Given the styling throughout this really does serve as the heart of this well appointed family home.

10'5" x 27'11" (3.19 x 8.52)

UTILITY ROOM

With wall mounted boiler, a range of fitted wall and base units with space for low level white goods including plumbing for washing machine, inset sink and drainer, personnel door to side, LVT floorcoverings.

5'6" x 6'5" (1.69 x 1.97)

FIRST FLOOR

LANDING

A central landing provides access to four double bedrooms and house bathroom, with two storage cupboards, one housing hot water cylinder.

PRINCIPLE BEDROOM

With uPVC double glazed window to the front elevation, fitted wardrobes to one full wall length, suitably sized to accommodate double bed. Leads to...

14'0" x 9'11" (4.27 x 3.03)

EN SUITE SHOWER ROOM

With uPVC privacy window to side, highly specified Roca sanitaryware incorporating double shower tray with mains fed wall mounted console and showerhead, concealed cistern low flush w.c, pedestal wash hand basin, relief tiling to splashbacks and floorcoverings, inset spotlights to ceiling.



GUEST BEDROOM

(at longest and widest point)

With fitted wardrobes to wall length, again boasting double bedroom proportions, uPVC double glazed window to frontage and access to...

11'8" x 11'11" (3.57 x 3.64)

EN SUITE SHOWER ROOM

With uPVC double glazed window to the front elevation, contemporary style tiling to splashbacks and floorcoverings, Roca sanitaryware comprising of concealed cistern low flush w.c, pedestal wash hand basin, shower tray with wall mounted showerhead and console, inset spotlights to ceiling.

BEDROOM THREE

A well proportioned third bedroom used currently as a walk-in wardrobe, with fitted storage furniture and vanity dresser, with uPVC double glazed window to side. Could easily be converted back to third bedroom space.

8'10" x 11'10" (2.70 x 3.61)

BEDROOM FOUR

With uPVC double glazed window to the rear, of double bedroom proportions, fitted wardrobes to wall length.

14'3" x 8'7" (4.36 x 2.64)

HOUSE BATHROOM

With uPVC privacy window to rear, concealed cistern low flush w.c, pedestal wash hand basin, panelled bath, neutral tiling to splashbacks, heated towel rail.

OUTSIDE

Robinson Garth itself remains part of a modern Bellway development, with the immediate location benefiting from an exclusive cul-de-sac of just three dwellings and consequently offering lots of privacy and seclusion.

The subject property enjoys an open outlook to the frontage, with artificial lawned area, hard landscaping and tarmac drive offering parking provision for multiple vehicles, in turn leading to a garage with up&over access door and with full power and lighting.

Gated access leads through to a rear garden with patio terrace extending from the immediate building footprint, opening to further canopied external dining area, with recently constructed extension to the garage as a dedicated day room, but also offers potential for gym or home office (3.85m x 3.93m), with electric heater, full power and lighting, fitted shelving, worktops, fully bi-folding doors opening to the patio terrace. A further artificially lawned area features, with boarded fencing to the perimeter boundaries, offering good levels of privacy and seclusion, external tap, power socket and light points.

AGENTS NOTE

The vendors have maintained, upgraded and extended the property, with the benefit of the additional day room and given the landscaped gardens comes recommended for further inspection, via 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

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.

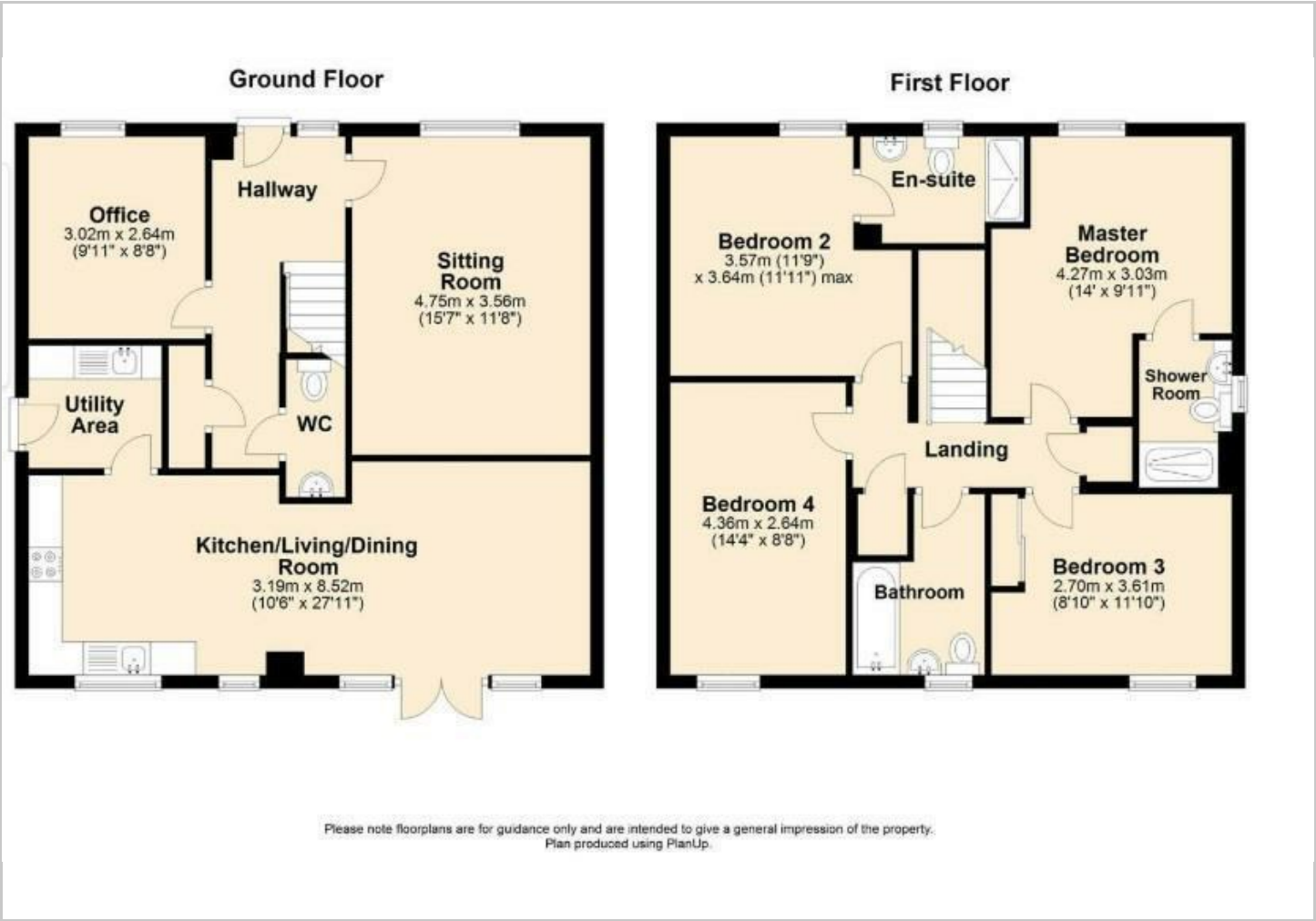
MISREPRESENTATION ACT 1967

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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.



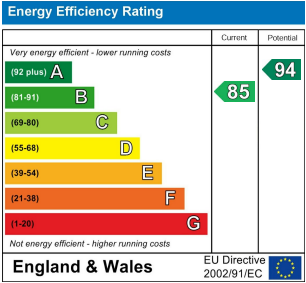
Floor Plans



Location Map



Energy Performance Graph



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.