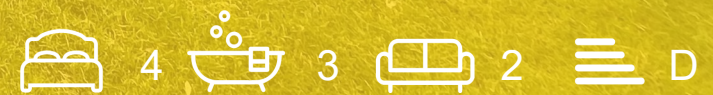


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grays



5 Beech Grove, Swanland, HU14 3QA

£525,000





# 5 Beech Grove

Swanland, HU14 3QA

- GENEROUS PLOT SIZE
- EXCELLENT ROOM SIZES
- FOUR DOUBLE BEDROOMS
- DOUBLE GARAGE AND DRIVEWAY
- DISCREET CUL-DE-SAC SETTING
- THREE/FOUR RECEPTION ROOMS
- THREE BATHROOMS
- OPEN PLAN LAYOUT

GENEROUS FAMILY HOME ON LARGE MATURE PLOT.

Boasting a peaceful cul-de-sac setting and occupying a discreet and elevated position is this deceptively spacious family home. Coming ready for immediate living with further scope for improvement.

The arrangement of living space to the ground floor comprises, Reception Hallway, Cloakroom W.C., Reception Lounge leading through to a Dining Room. Further Reception Snug and Open Plan Kitchen and Day Room with South facing views, serving as the heart of this family home and Utility Area.

To the first floor level a central landing gives access to a Master Bedroom with impressive 'Jack and Jill' style Bathroom Room and three further Double Bedrooms and House Bathroom (Bedrooms 2 and 3 benefit from Ensuite provision).

Externally a sizeable driveway leads to a detached Double Garage. South facing and established rear gardens also exist with the property being available for immediate inspection. The plot to the rear remains private and enclosed throughout and properties of this type and character are rarely presented to the market in this location with internal viewing highly advised.



£525,000



## GROUND FLOOR

### RECEPTION HALLWAY

16'7" x 12'3" (5.07 x 3.74)  
Boasting a large reception area leading to reception spaces, with staircase approach to first floor level, with a number of traditional details internally, decoratively glazed double entrance doors.

### CLOAKROOM W.C

With pedestal wash hand basin, low flush w.c, tiling to floorcoverings and splashbacks with border detailing.

### RECEPTION LOUNGE

20'10" x 11'6" (6.37 x 3.53)  
Of an excellent size with elevated outlook over the property frontage via double glazed window, a central focal point provided via traditionally styled stone fireplace with gas fire insert and glazed French doors leading through to...

### DINING ROOM

15'9" x 11'3" (4.81 x 3.45)  
Double doors provide access to patio terrace and additional double glazed windows to side elevation. Used currently as a formal dining space but has potential to be used as an alternate sitting room, with glazed internal French doors from the lounge and access to the day room / kitchen also.

### DAY ROOM / KITCHEN

23'1" x 15'9" (7.05 x 4.81)  
A versatile and flexible reception space, being open plan in nature, accessed from the entrance hallway with a dedicated day room area providing informal reception space with French doors to patio terrace and additional window to side, gas fire insert, laminate to floor coverings and suitably sized to accommodate furniture suite, being open plan to the kitchen area.  
With traditionally styled kitchen incorporating a range of fitted wall and base units extending to a dedicated breakfast bar area, contrasting work surfaces, inset sink and drainer with mixer tap, mid level double oven, electric hob with extractor canopy, integrated dishwasher and integrated fridge freezer, inset spotlights to ceiling and cabinetry also, tiling to floor coverings. Leads through to...

### UTILITY ROOM

6'10" x 5'4" (2.10 x 1.65)  
With access from the side of the property, provision and space for washing machine, a range of base units, sink and drainer and deep shelved pantry cupboard also.

### STUDY / SNUG

11'5" x 9'8" (3.50 x 2.97)  
Versatile in its usage, used currently as a dedicated home office, with pleasant outlook over the property frontage.

## FIRST FLOOR

### LANDING

18'0" x 8'1" (5.49 x 2.48)  
Providing access to four bedrooms and Jack&Jill style house bathroom, with cupboard housing hot water cylinder and loft access point.

### PRINCIPLE BEDROOM

15'8" x 13'9" (4.80 x 4.20)  
With windows to the front and side elevation, laminate to floor coverings, wall light points and space for freestanding bedroom furniture, storage cupboard. Access to...

### JACK&JILL STYLE HOUSE BATHROOM

13'2" x 9'5" (4.03 x 2.88)  
Immaculately appointed throughout and of an excellent size with double walk-in shower cubicle and mains fed showerhead and console, inset basin to storage vanity unit, low flush w.c, raised oversize sunken bath with separate showerhead control, tiling to splashbacks with mosaic border detailing, heated towel rail and inset spotlights to ceiling.



## **BEDROOM TWO** 16'9" x 11'3" (5.13 x 3.43)

(at longest and widest point)  
With window to front outlook, laminate to floor coverings and fitted wardrobes to wall length. Leads to...

## **EN SUITE SHOWER ROOM** 7'8" x 6'0" (2.35 x 1.85)

With oversize elliptical basin with feature tap point inset into vanity unit, low flush w.c, cupboard storage, walk-in shower cubicle with wall mounted head and console, tiling to splashbacks and floor coverings, heated towel rail, privacy window to frontage.

## **BEDROOM THREE** 11'5" x 14'6" (3.48 x 4.42)

(at longest and widest point)  
With window to rear elevation, fitted cupboards with hanging rail, laminate to floorcoverings, generous room proportions with space for dressing area also. Access through to...

## **EN SUITE SHOWER ROOM** 5'8" x 8'1" (1.75 x 2.47)

With panelled bath, shower with multi-jet points, retractable shower screen, showerhead and console, pedestal wash hand basin, low flush w.c, chrome heated towel rail, tiling to splashbacks and inset spotlights to ceiling.

## **BEDROOM FOUR** 11'5" x 11'5" (3.49 x 3.48)

With window to front outlook and of double bedroom proportions, with space for freestanding bedroom furniture also.

## **OUTSIDE**

Beech Grove itself remains conveniently positioned within the heart of Swanland village centre, offering an exclusive cul-de-sac arrangement of executive detached family homes.

The property benefits from an elevated position, with generous driveway extending some considerable size, offering parking provision for multiple vehicles, leading to Double Garage with up&over access door and full power and lighting.

A laid to lawn grass section features to the immediate front boundary perimeter with gated access to the property rear.

A hard landscaped terrace extends from the immediate building footprint in turn leading to dedicated laid to lawn grass section with raised pond feature, established trees, planting and shrubbery to border perimeters, with boarded fencing also. External tap and light points.

## **AGENTS NOTE**

Given the generous plot size and program of extension that's taken place the property comes recommended for further internal viewing, 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 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.

## **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.

## **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.

## **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



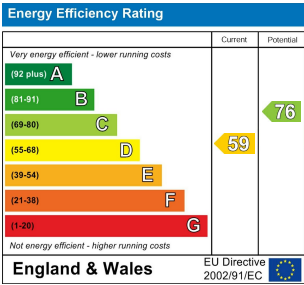
Floor Plans



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.