



11 Meadow Walk, Swanland, HU14 3RF

Offers Over £350,000



11 Meadow Walk

Swanland, HU14 3RF

- CUL-DE-SAC POSITION IN SWANLAND VILLAGE
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- THREE DOUBLE BEDROOMS AND A LARGE SINGLE BEDROOM
- BEAUTIFUL REAR GARDEN WITH SUMMER HOUSE
- 4 KW SOLAR PANEL SYSTEM
- INTEGRAL GARAGE

Fantastic and Spacious Four Bedroom Detached Family Home in Swanland Village.

Positioned at the head of a cul -de -sac in the picturesque and highly sought-after village of Swanland, this beautifully presented four bedroom detached family home offers the perfect setting for village life. With generous living space, a landscaped garden ideal for entertaining, and excellent access to top-rated schools and transport links, this property ticks all the boxes for modern family living.

Upon entering, you're welcomed by a hallway with a cloakroom/WC, leading into a spacious lounge and formal dining area with a cosy snug area. This opens up into the almost 15ft width conservatory with French doors to the beautiful rear garden. An ideal space for relaxing or hosting family get togethers. The well equipped kitchen leads through to the garage which is almost as equally practical with kitchen units, work tops and it's own sink.

Upstairs, you'll find three generous double bedrooms and a spacious single bedroom currently set up as a home office – perfect for remote working or studying. The bedrooms are well-served by a modern family bathroom.

Outside, the rear garden is a true highlight – beautifully maintained with two decked areas, a central summer house, and plenty of room for outdoor entertaining, alfresco dining or relaxing in the sun. The side of the property includes additional storage with two sheds and a block-paved area, while the front offers ample parking for multiple vehicles along with a well-kept lawn.



Offers Over £350,000



GROUND FLOOR

ENRANCE HALL 19'8" x 3'11" (6m x 1.20m)
uPVC double glazed front door with privacy glass panels, laminate wood floor, wood door with glass panels and antique brass handles, pendant light fitting and understairs cupboard.

CLOAKROOM/WC 3'11" x 2'7" (1.20m x 0.81m)
Wood door with antique brass handles, vinyl floor, chrome wall light, front aspect uPVC double glazed privacy window, low flush WC and corner wash hand basin with splashback tiling.

LOUNGE 14'1" x 10'8" (4.30m x 3.27m)
Wood door with glass panels and antique brass handles, wood bi-fold doors with glass panels on antique brass handles to dining room, carpeted floor, three bulb central ceiling light fitting, one wall uplighter. Front aspect uPVC double glazed by window and an electric fire with marble fireplace.

SNUG/DINING ROOM 16'0" x 9'2" (4.90m x 2.80m)
Carpeted and laminate wood flooring, uPVC rear aspect double glazed window, uPVC sliding patio doors to conservatory, triple pendant light fitting, single pendant light fitting, storage cupboard, arch to dining area.

CONSERVATORY 14'9" x 9'10" (4.50m x 3m)
Of uPVC and glass construction with French doors to garden and laminate wood flooring.

KITCHEN 12'4" x 6'6" 236'2" (3.76m x 2.72m)
With uPVC rear aspect double glazed window, ceiling spotlight fitting, two wall spotlights. integrated double oven, dishwasher and four ring gas hob with extractor above, ceramic double bowl drainer sink with mixer tap, a range of wall and base units with under cabinetry lighting, vinyl flooring, wood door with chrome handles and wood door with antique brass handles.

FIRST FLOOR

STAIRCASE AND LANDING 8'11" x 6'10" (2.72m x 2.09m)
Carpeted floor, pendant light fitting, side aspect uPVC double glazed window, loft hatch (loft boarded with ladder) and a wooden bannister with spindles.

BEDROOM ONE 12'4" x 10'3" (3.77m x 3.14m)
Wood door with ceramic knobs, carpeted floor, central ceiling lights with fan, rear aspect double glazed window and a front aspect uPVC double glazed window.

BATHROOM 6'6" 22'11" x 5'7" (2.07m x 1.71m)
Wood Door with ceramic knobs, vinyl flooring, chrome spotlight fitting, rear aspect uPVC privacy window, chrome towel radiator, low flush WC, vanity unit with wash hand basin and mixer tap, bath with mixer tap and splashback tiling.

BEDROOM TWO 11'7" x 10'7" (3.54m x 3.23m)
Wood door with ceramic knobs, carpeted floor, central ceiling light with fan, rear aspect uPVC double glazed window and fitted wardrobes.



BEDROOM THREE

11'8" x 9'6" (3.58m x 2.92m)
Wood door with chrome door knobs, carpeted floor, ceiling spotlights, front aspect uPVC double glazed window.

BEDROOM FOUR

8'6" x 6'6" 124'8" (2.60m x 2.38m)
Wood door with chrome knobs, carpeted floor, four bulb chrome light fitting, front aspect uPVC double glazed window and airing cupboard.

GARAGE

17'7" x 9'0" (5.37m x 2.75m)
Tiled and carved floor, strip lighting, plumbing for washing machine, space for dryer, solar inverter, stainless steel drainer and single mixer tap, range of wall and base units and worktop, electric up and over garage door.

EXTERIOR

To the front a block paved and concrete driveway offers ample parking provision, with a fence surround, mature shrubs and lawn with gravel borders. To the side, a block paved path leads to the rear with wooden fence, flower beds and two wooden sheds. To the rear, wooden fence surround with lawn and a stepping stone path to a summer house with synthetic grass and dwarf wall. A corner raised decked seating area and a further seating area next to the summer house also.

AGENTS NOTE

The property has a four KW solar system with 16 panels on the roof, further details are available on request.

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 is 'D'.

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.



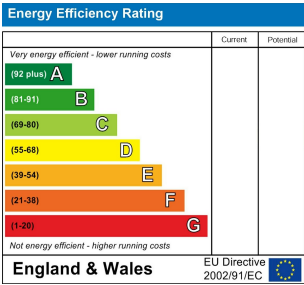
Floor Plans



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.