

16 Mere Way, Swanland, HU14 3QB £285,000





16 Mere Way

Swanland, HU14 3QB

- READY TO MOVE IN HAVING BEEN FULLY RE-MODELLED.
- NO ONWARD CHAIN
- CENTRAL SWANLAND SETTING
- VERSATILE LAYOUT

- THREE DOUBLE BEDROOMS
- DOUBLE LENGTH DRIVEWAY AND GARAGE
- IMMACULATE PRESENTATION
- £2500 CONTRIBUTION TOWARDS FLOOR COVERINGS

FULLY RENOVATED FAMILY HOME-IMMACULATELY APPOINTED WITH (WITH THREE DOUBLE BEDROOMS) IN CENTRAL SWANLAND SETTING, £2500 CONTRIBUTION TO FLOOR COVERINGS

Offering excellent levels of roadside appeal and attractively positioned is this MODERN STYLED mews family home.

Situated on the popular residential cul-de-sac of Mere Way, having been upgraded to offer a generous living to both ground and first floor levels.

Internal inspection is invited given the high standard of specification and presentation with glass shaker style internal doors to the ground floor level.

The versatile arrangement of accommodation briefly comprises, Entrance Vestibule, Entrance Hallway, Open Plan Day Room including Lounge Area and Dining Area, Modern Kitchen and Cloakroom W.C. Conservatory extension.

To the first floor level three Double Bedrooms are accessed from a central landing area with smartly appointed House Bathroom.

Ample parking provision is provided via a double length driveway with access to a single integral Garage with a gated and secure rear garden, offering good levels of seclusion throughout.



£285.000



GROUND FLOOR

ENTRANCE HALL

Access via uPVC double glazed entrance door with decorative glazed insert, tiled flooring, integral access to garage. Modern internal doors to full ground floor level, access to return staircase to first floor level. Leading to Reception lounge/Dining room, Kitchen and Cloakroom/W.C

CLOAKROOM / W.C With low flush W.C, pedestal wash hand basin, tiling to partial splash backs and flooring.

RECEPTION LOUNGE / DINING ROOM

19'10" x 12'4" (at longest and widest point) (6.07m x 3.76m (at longest and widest point)) With uPVC double glazed crescent bow window to the rear garden outlook, being bright and spacious throughout, versatile in its usage, with ample space provided for furniture suite and separate dining table also, further access door to Conservatory Extension.

CONSERVATORY EXTENSION
With uPVC double glazed windows and sliding door to rear garden.

7'9" x 9'0" (2.37m x 2.76m)

BREAKFAST KITCHEN

14'9" x 6'7" (4.51m x 2.02m)
Benefiting from a modern specification and newly fitted Kitchen (all brand new appliances), with uPVC 14'9" x 6'7" (4.51m x 2.02m) double glazed window to front outlook, contemporary style wall and base units with contrasting work surfaces, a number of integrated appliances include a four ring induction hob with stainless steel extractor canopy, mid level oven, space for integrated fridge, integrated Samsung dishwasher and plumbing for washing machine, inset sink and drainer with swan neck mixer tap,

FIRST FLOOR

LANDING

5'11" x 5'4" (1.82m x 1.63m)

Access provided to three double bedrooms and house bathroom, loft access point.

BEDROOM ONE (at longest and widest point) 16'2" x 10'2" (4.93m x 3.12m)

Boasting double bedroom proportions, with uPVC double glazed window rear.

11'8" x 10'3" (3.58m x 3.13m)

With internal window to stairwell and uPVC double glazed window to frontage, of double bedroom proportions.

14'9" x 9'3" (4.52m x 2.83m)

Of double bedroom proportions with uPVC double glazed window to rear outlook and cupboard with locker storeage.





HOUSE BATHROOM

Newly fitted Bathroom. Neutrally appointed throughout with white sanitaryware, including P-shaped bath with wall mounted shower head and console, low flush W.C, inset basin, uPVC privacy window, relief effect and feature tiled wall and floor coverings, cupboard housing further storage.

Mere Way remains conveniently situated within the very heart of Swanland village centre, with Swanland Primary school and all the local services and amenities being just a short distance walk away.

The cul-de-sac is ideally suited to families looking for a guiet and safe environment.

Dedicated driveway parking is offered for up to two vehicles, with low maintenance front garden area. with access provided to bin store and integral garage.

Gated access is provided via a deidcated walkway to the rear of the property, leading to a patio are extending from the immediate footprint, with planted borders and lawned grass section, with boarded fencing to the perimeter boundaries offering good levels of privacy and seclusion throughout.

INTEGRAL GARAGE

With up-and-over access door, full power and lighting, offering potential for conversion (subject to the necessary permissions). Newly fitted boiler.

FIXTURES AND FITTINGSVarious quality fixtures and fittings may be available by separate negotiation.

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

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

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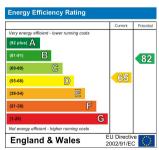


Floor Plans Location Map



Percy's Park Dog Field Swanland Tranby Ln Google Map data @2025

Energy Performance Graph



Viewing

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