

staniford
grays



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

Benefiting from a modern specification and newly fitted Kitchen (all brand new appliances), with uPVC 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,

14'9" x 6'7" (4.51m x 2.02m)

FIRST FLOOR

LANDING

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

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

BEDROOM ONE

(at longest and widest point)

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

16'2" x 10'2" (4.93m x 3.12m)

BEDROOM TWO

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

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

BEDROOM THREE

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

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



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.

OUTSIDE

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 quiet 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 deidicated walkway to the rear of the property, leading to a patio area 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 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, Stanifords.com on Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk www.onthemarket.com

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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."

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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.

FEES

The agent confirms that vendors and prospective purchasers may 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



Viewing

Please contact our Swanland Office 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

