



3 St. Marys Walk, Swanland, HU14 3BJ

£574,950

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# 3 St. Marys Walk

Swanland, HU14 3BJ

- EXTENDED FAMILY HOME
- 5 BEDROOMS
- OPEN PLAN LAYOUT
- CENTRAL VILLAGE SETTING
- DOUBLE HIPPED CONTEMPORARY ORANGERY

- IMMACULATE PRESENTATION
- 3 BATHROOMS
- DRIVEWAY AND GARAGE
- READY TO MOVE IN LIVING

EXTENDED FAMILY HOME WITH HIGH SPECIFICATION AND ATTENTION TO DETAIL THROUGHOUT.

Occupying a pleasant elevated position, forming part of this executive style scheme of delightful properties within the very heart of Swanland village centre.

The immaculately presented living space benefits from good levels of road side appeal with accommodation provided to three floor levels. The extended layout and improved interior is ideally suited for families looking for ready to move in appeal. Properties of this type and character within the development are rarely offered for sale and consequently come recommended for further internal inspection.

The versatile ground floor layout comprises; Entrance Hallway, Cloakroom W.C, Reception Lounge, impressive open plan Dining Area and Kitchen extending to a bright Dayroom/Orangery, with Utility Room beyond and a dedicated Study/Playroom. To the first floor level a landing gives access to Four Bedrooms including a Guest Bedroom with En Suite Shower Room and Family Bathroom. To the second floor level a Principal Bedroom and recently fitted Shower Room and Dressing Room are accessed from a central landing space.

Externally a driveway leads into a detached garage with gated access to the secluded rear garden of an excellent size throughout and retaining privacy.

Available for immediate viewing and offering ready to move in family living.



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## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via composite style entrance door, a welcoming entrance to this expansive family home, with solid oak flooring to hallway, staircase to first floor level with balustrade and spindles, understairs storage cupboard, access to ground floor reception spaces.

### CLOAKROOM / W.C

Aquarius of Howden concealed cistern low flush w.c, inset vanity unit with feature verticle splashbacks, heated towel rail, Karndean continuing.

### RECEPTION LOUNGE

Offering good levels of natural daylight with walk-in bay window to the front outlook and additional double glazed window to the side, solid oak flooring, a central focal point is provided via a cast iron log burning stove with wooden sleeper over.

### STUDY / PLAY ROOM

Offering good levels of versatility, used currently as a formal study having been fully fitted with a range of storage including desks, low drawers, shelves and cabinetry. Bay window, oak flooring throughout.

### OPEN PLAN DINING / DAY ROOM / KITCHEN

Most impressive open plan space having been extended to the rear, serving as the heart of this family home.

### DEDICATED DINING AREA

With engineered oak flooring throughout and space for dining table, with inset spotlights to ceiling. Leads open plan through to...

### DAY ROOM EXTENSION

With full open garden aspect, uPVC French doors leading to patio, an abundance of natural daylight is provided via uPVC double glazed roof, inset spotlights to ceiling, used currently as an informal reception space.

### KITCHEN

Having been upgraded and smartly appointed throughout, being fitted by Roses Kitchens of Beverley, full Neff appliances throughout including induction hob inset into quartz work surfaces with matching upstands and splashbacks, retractable extractor fan into work surface, breakfast bar, integrated double oven and microwave, dishwasher, fridge freezer, inset basin with feature mixer tap and drainer, undercounter lighting, Fired Earth tiled floorcoverings, uPVC double glazed window to the garden outlook.

### UTILITY ROOM

With a range of fitted wall and base units, inset sink and drainer, space for a number of low level white goods, plumbing for washing machine, tiling to splashbacks, uPVC access door to side elevation.

### FIRST FLOOR

#### LANDING

Giving access to four bedrooms and house bathroom, with storage cupboard housing hot water cylinder, uPVC double glazed window to frontage.

**GUEST BEDROOM**

With uPVC double glazed window to the rear and side elevations, MTM fitted sliding wardrobes to one full wall length, proving access to...

13'5" x 12'0" (4.11 x 3.68)

**EN SUITE SHOWER ROOM**

With uPVC privacy window to rear, inset basin to vanity unit, concealed cistern low flush w.c, walk-in double shower cubicle, heated towel rail, vinyl floor coverings and decorative tiling to splashbacks, Villeroy & Boch sanitaryware, inset spotlights to ceiling.

11'10" x 10'5" (3.63 x 3.18)

**BEDROOM THREE**

With uPVC double glazed window to the front elevation, of double bedroom proportions and space for freestanding bedroom furniture.

9'6" x 10'0" (2.91 x 3.05)

**BEDROOM FOUR**

With uPVC double glazed window to rear, space for double bed and freestanding bedroom furniture.

9'8" x 9'6" (2.97 x 2.91)

**BEDROOM FIVE**

With uPVC double glazed window to frontage, with potential to be used as bedroom, study or alternative use being of an excellent size.

HOUSE BATHROOM  
Well presented and appointed with inset basins to vanity unit, backlit mirror, panel bath with shower screen and wall mounted showerhead and console, low flush w.c, decorative tiling to splashbacks, vinyl floorcoverings, inset spotlights to ceiling, privacy uPVC window to side.

**SECOND FLOOR**

LANDING  
With Velux rooflight, potential to be used for desk space, with deep storage cupboard, balustrade and spindles. Leads to...

16'0" x 6'2" (4.89 x 1.90)

**PRINCIPAL BEDROOM**

An excellent sized room with 2 Velux rooflights and additional window to the front, MTM fitted sliding wardrobes, walk-in wardrobe with double height hanging rails, shelves and storage.

19'2" x 11'11" (5.86 x 3.65)

**SHOWER ROOM**

Having recently been fully upgraded by Aquarius of Howden, with uPVC double glazed window to the front, immaculately appointed with attention to detail, incorporating inset basin to freestanding vanity unit, additional cabinetry to side, walk-in rainfall shower with wall mounted console and full height shower screen, low flush w.c, heated towel rails, backlit mirror, electric shaver point, Karndean floorcoverings.

**OUTSIDE**

St Marys Walk offers and immaculately presented family environment located within the very heart of Swanland village centre, the property enjoys vehicular access from Chantry Way East and Queensbury Way with a pedestrian walkway leading directly from West End also. The properties remain both unique in style and character and previously won a number of design awards, having been built by local reputable developers Scruton Homes.

The property benefits from an elevated plot position, with brick sett driveway providing parking provision, in turn leading to garage with electronically operated door, full power and lighting and personnel access door to side. Ohme car charger.

The property is accessed via two small steps to the front door and one slope suitable for prams and wheelchairs, being offset from the roadside, rail fencing, gated access leads to the private and mature rear garden area featuring patio terrace extending from the immediate building footprint, established planting trees and shrubbery to perimeter borders and recently replaced fencing to boundaries also, laid to lawn grass, garden shed (8ft x 6ft) and additional glasshouse (8ft x 6ft) are included, external tap point, power socket and lighting.

**AGENTS NOTE**

Given the expansive living accommodation and quality of fixtures and fittings, the property comes recommended for internal viewing via the 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 is 'G'.

**TENURE**

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

**MORTGAGE CLAUSE**

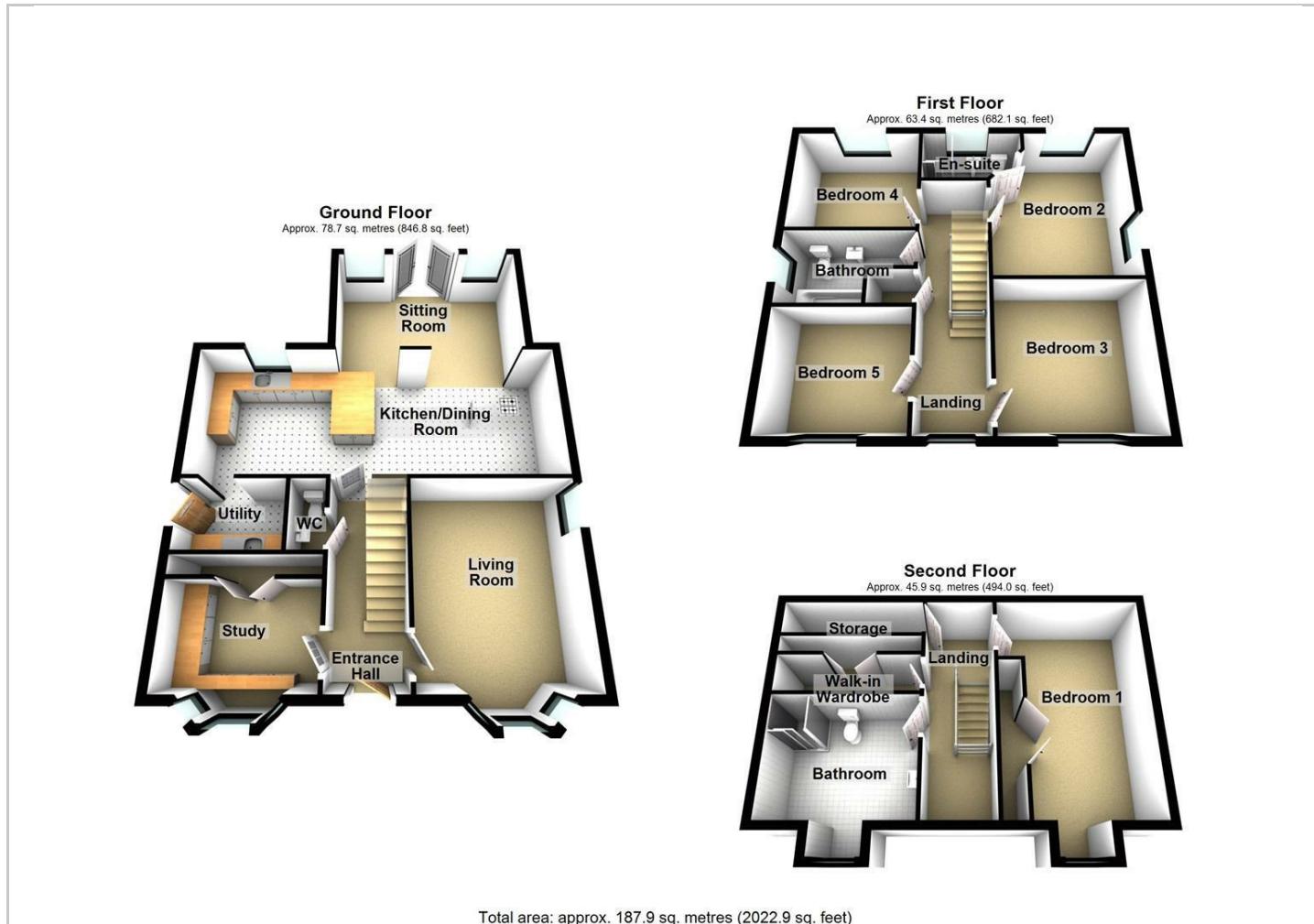
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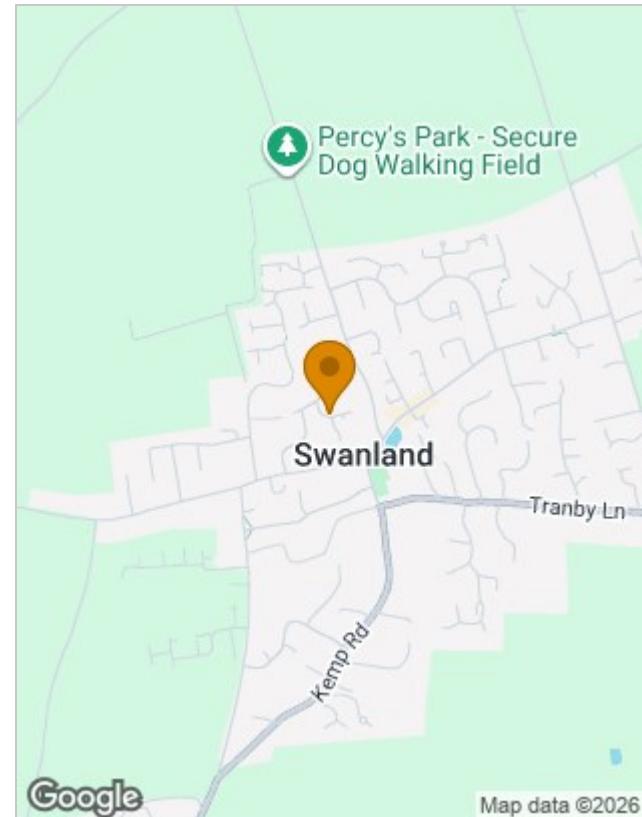




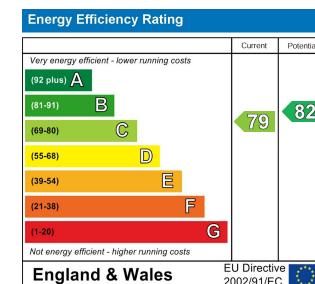
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.