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The Laurels, 37 Tranby Lane, Swanland, East Yorkshire, HU14 3NE

£1,250,000

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A truly striking and individually designed lifestyle home, completed to the highest standard of specification and internal design.

Offered to the market for the first time since its initial construction with an arrangement of outstanding accommodation approaching 6000 square feet in size with attention to detail evident throughout.

Situated on the well regarded residential setting of Tranby Lane in Swanland the 0.65 acre plot offers ready to move in living space for those who place lifestyle high on the agenda.

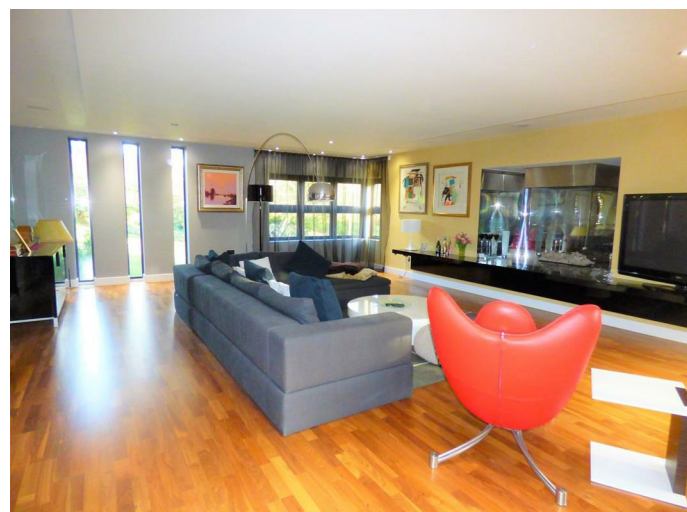
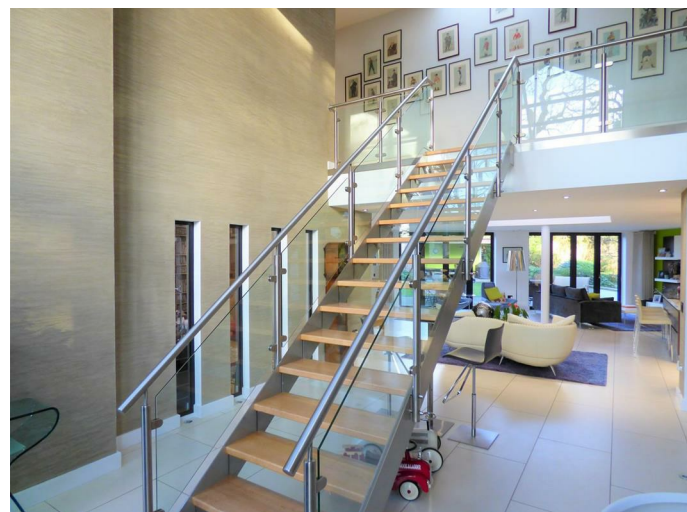
The immaculately appointed living space comprises; Open plan reception hallway with gallery staircase, Fully open plan Dayroom/Dining Room and Kitchen area, Study/Snug, Utility Room, Gymnasium, Cloakroom W.C. and Formal Reception Lounge.

To the first floor level 5 bedrooms are present with a Master Suite including Dressing Room and En-suite with two further Ensuite Bedrooms , Family Bathroom and Utility Room.

Well manicured and landscaped gardens within this private and gated plot environment offer a tranquil setting with mature planting and shrubbery , terracing and laid to lawn gardens throughout.

A gated driveway with double garage provision is also offered making this a must see family home for applicants looking for a genuine and detailed contemporary build.

Under floor heating, smart cabling and surround sound throughout.



GROUND FLOOR

RECEPTION HALLWAY

Access via double entrance doors with full height window to the vaulted ceiling, an open staircase provides access to the first floor level with stainless steel balustrade with glazed inserts, inset spotlights to ceiling, access provided to remainder of ground floor, leading open plan through to...

DAYROOM/ LOUNGE/ KITCHEN

37'8" x 28'5" (11.5m x 8.67m)

DAYROOM- With tiling to full floor coverings, underfloor heating throughout, vaulted roof height with additional windows allowing an abundance of natural daylight, dual bi-folding doors with full elevated rear garden outlook, inset spotlights to ceiling, integrated surround sound. A flexible entertaining area leading open-plan through to...

KITCHEN- Immaculately appointed with a range of high gloss wall and base units including granite work surface and upstand, with quartz island and mounted glazed breakfast bar. A number of integrated appliances include Siemens double oven with AEG microwave, wine cooler, inset sink with mixer tap and separate instant hot water tap, integrated dishwasher, five-ring hob with ceiling suspended extractor fan, 2 integrated fridges, freezer stainless steel roller door.

UTILITY ROOM

17'0" x 12'10" (5.19m x 3.93m)

With a sliding door to rear garden, fitted with a range of wall and base units including inset sink with space for low level white goods, integral garage access is provided, wall mounted alarm console and a bank of additional wall cupboards. Leads through to...

GYM

16'1" x 10'0" (4.92m x 3.06m)

With windows to triple aspect, has potential to be used for a multitude of purposes but used by the current occupiers as a gym facility. Could be used as cinema room/further reception room.

STUDY

15'3" x 11'1" (4.66m x 3.39m)

With triple window to internal outlook with additional feature triple window to the front elevation, with a range of storage cupboards to one wall length, including media cupboard housing the media/tech auxiliaries.

INNER HALLWAY

12'7" x 7'4" (3.86m x 2.24m)

Providing access through to the reception lounge.

CLOAKROOM /W.C

8'6" x 10'3" (2.60m x 3.13m)

With triple privacy windows to the front outlook, immaculately appointed with concealed cistern low flush W.C, inset sink to granite work surface, wall mounted mixer tap, storage cupboard, tiled flooring and inset spotlights to ceiling.

FORMAL RECEPTION LOUNGE

29'2" x 21'4" (8.90m x 6.51m)

Access via glazed double doors, remaining an imposing and

formal reception space given the elegant room proportions, with windows to both the front and rear aspects, contemporary styled throughout with feature raised fireplace with remote control and mirrored backing, inset spotlights.

FIRST FLOOR

LANDING

34'5" x 8'6" (not including void) (10.5m x 2.6m (not including void))

Gallery landing with vaulted roof height, full glazing to the front outlook, stainless steel handrail with glazed inserts, inset spotlights to ceiling, loft access and access provided to five double bedrooms and first floor utility room.

MASTER SUITE

21'9" x 18'11" (6.65m x 5.78m)

With elevated outlook over the garden, access via sliding double doors to a balcony terrace with glazed balcony, Galaxy floor tiling, wardrobes to full wall length, inset spotlights to ceiling and underfloor heating continuing throughout.

DRESSING ROOM

11'5" x 11'4" (3.48m x 3.47m)

With inset spotlights to ceiling, fitted double height hanging rails, shatter effect feature access door, window to front outlook.

EN SUITE SHOWER ROOM

11'1" x 9'8" (3.39m x 2.96m)

With window to front outlook, immaculately appointed with a smart range of sanitary ware including concealed cistern low flush W.C, over size bespoke sink, walk-in over size shower with dual rainfall shower heads, surround sound continuing, wall mounted console, inset spotlights to ceiling, dark tiling throughout with feature mosaic detailing.

BEDROOM TWO

21'4" x 17'5" (6.52m x 5.31m)

Of double bedroom proportions with window to front outlook, fitted sliding wardrobes to one wall length, mirrored door to en suite shower room.

EN SUITE

10'5" x 7'4" (3.19m x 2.26m)

Concealed cistern low flush W.C, inset basin to storage unit, walk-in shower with wall mounted console and dual shower head, tiling to full splash backs, mosaic border detailing and tiling to floor coverings, Velux roof light and inset spotlights to ceiling.

BEDROOM THREE

13'9" x 15'2" (4.20m x 4.63m)

Of double bedroom proportions with double glazed window to the rear, internal window to atrium, high gloss flooring.

EN SUITE

With mirrored door, privacy block glazing to atrium, over size basin, concealed cistern low flush W.C, walk in shower with wall mounted shower console, tiled flooring throughout with feature tiling to wall covering.

BEDROOM FOUR

17'0" x 12'3" (5.20m x 3.74m)

With high gloss flooring, of double bedroom proportions, inset spotlights to ceiling and windows to rear.

BEDROOM FIVE

15'3" x 13'8" (4.66m x 4.17m)

Of double bedroom proportions, high gloss flooring and integrated surround sound.

HOUSE BATHROOM

11'3" x 11'1" (3.44m x 3.38m)

Immaculately appointed throughout with tiled panel bath, with wall mounted mixer tap in a contemporary style, concealed cistern low flush W.C, twin basins inset to unit, walk in shower, Velux roof lights to ceiling vault, contemporary style heated towel rail.

FIRST FLOOR LAUNDRY ROOM

7'10" x 6'0" (2.41m x 1.84m)

Housing hot water cylinder, auxiliaries and manifolds for underfloor heating, plumbing for a number of low level white goods, work surface, an excellent addition to the property given the convenience provided by the first floor utility.

OUTSIDE

The Laurels remains conveniently situated within the highly regarded location of Tranby Lane. The property itself is accessed via secure double entrance gates with driveway providing parking provision for numerous vehicles, in turn leading though to double garage. The property itself enjoys excellent levels of privacy to the full boundary perimeters, with Laurel hedging to the front perimeter and gardens extending to the front and side of the property being well manicured and landscaped throughout. To the rear, a sun terrace extends from the immediate building footprint with raised decked area, and a landscaped garden beyond with grass section and intricate pathways leading to covered decked seating/barbecue area, suitable for alfresco dining. With fitted patio heaters, wall light points, external power sockets, external tap points, bin store area, a raised border vegetable patch also features with shed area. With the plot in its entirety measuring in the region of 0.65 of an acre.

DOUBLE GARAGE

18'4" x 21'5" (5.60m x 6.54m)

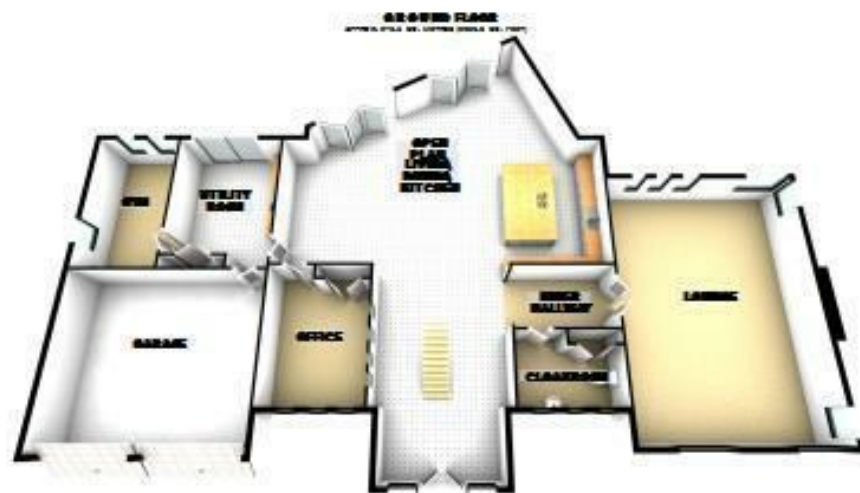
Integral access to the property, with electric up-and-over access doors, houses manifolds for the underfloor heating, and wall mounted boiler.

AGENTS NOTE

Given the specification and detail on offer the property comes highly recommended for internal inspection, with a number of additional specification features including underfloor heating to both ground and first floor levels, Bose entertainment system, category 5 cabling throughout, integrated speakers to a number of rooms including additional speaker system to main entertainment area. Fully serviced on call alarm system.









TOTAL AREA: APPROX. 487.0 SQ. METRES (5248 SQ. FEET)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	81
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	72	75
EU Directive 2002/91/EC		

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