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**Limb**  
MOVING HOME



*9 Stratton Park, Swanland, East Yorkshire, HU14 3NN*

- 📍 Detached House
- 📍 Five Beds/Four Baths
- 📍 Great Living Space
- 📍 Council Tax Band G
- 📍 Open Plan Living Kitchen
- 📍 Parking & Double Garage
- 📍 Part Ex. Considered
- 📍 Freehold/EPC = C

**£675,000**

## INTRODUCTION

This outstanding detached property is ideal for the family offering five bedrooms complimented by four bath/shower rooms. The property is situated in the exclusive and highly desirable cul-de-sac of Stratton Park, just off Tranby Lane within the ever popular village of Swanland. The property has been extended and remodelled over the years to create spacious accommodation and offers plenty of versatility as depicted on the attached floor plan. Upon entering the property you are greeted by a very spacious hallway which has a cloaks/WC situated off. There is a formal lounge, day room and the heart of the house is an open plan contemporary kitchen, living and dining area. A utility room and side lobby complete the ground floor. Upon the first floor lie a series of five bedrooms, three of which have en-suite facilities plus there is a separate stylish bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC double glazing. The property occupies a generous plot with gardens wrapping around the front, side and rear elevations and a generous block set driveway provides multiple parking and access to the double garage. There is a car EV charger fitted to the property. There is also hardstanding to one side. Viewing is strongly recommended to appreciate the appeal of this lovely home.



## PART EXCHANGE CONSIDERED

The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

## LOCATION

Stratton Park is an exclusive and extremely desirable cul-de-sac situated off Tranby Lane close to the village centre. Swanland is one of the area's most sought after locations with its centre clustered around the pond where a number of shops are to be found nearby including a convenience store/post office, chemist and coffee shop. There are a number of further amenities and recreational facilities such as a tennis and bowls club, playing fields and the village has a well reputed public house which serves food. The village has a well reputed junior/primary school with secondary schooling at nearby South Hunsley academy, a number of public schools are also available nearby within the area. Convenient access to the A63 leads to Hull city centre to the east or the national motorway network to the west. A mainline railway station lies approximately 15 minutes driving distance away at Brough which provides a regular service to London King's Cross.

## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALLWAY

A particularly spacious hallway with staircase leading up to the first floor.



## CLOAKS/WC

With low level WC and wash hand basin.

## LOUNGE

18'10" x 12'9" approx (5.74m x 3.89m approx)

With bay window to front and further window to side elevation. The focal point of the room is a feature limestone fire surround with cast fireplace housing a "living flame" gas fire.



## DAY ROOM

14' x 13'8" approx (4.27m x 4.17m approx)

Accessed off the dining kitchen and having a window to the side and double doors opening out to the garden.



## OPEN PLAN KITCHEN/LIVING/DINING ROOM

25'10" x 21' approx (7.87m x 6.40m approx)

This superb open plan space is the heart of the house providing views across the garden and two sets of double doors opening out. The kitchen features an extensive range of high gloss fronted units and a grand island with quartz work surface and a pull-up breakfast bar area. There is an under counter one and a half sink, integrated dishwasher and a five ring induction hob with a ceiling inset extractor hood. A bank of units features an integrated oven, combination microwave and steam oven together with both a larger fridge and larger freezer.





### *UTILITY ROOM*

With an array of fitted cupboards, sink unit, plumbing for automatic washing machine and space for a dryer. Access to side lobby and internal access to the garage.



## *SIDE LOBBY*

With access to side garden area.

## *FIRST FLOOR*

## *LANDING*

## *BEDROOM 1*

19'5" x 12'5" approx (5.92m x 3.78m approx)

The entrance is flanked by fitted wardrobes with the bedroom area beyond. The bedroom has a window to the front and again is well fitted with furniture comprising wardrobes, dressing table and drawers.





*LUXURIOUS EN-SUITE*

13'10" x 8'1" approx (4.22m x 2.46m approx)  
Tiled to the walls and floor. This luxurious en-suite features a Villeroy & Boch wash hand basin concealed flush WC, bath plus a large walk-in shower with glazed partition and a rain head and hand held shower system.



## BEDROOM 2

19'3" x 10' approx (5.87m x 3.05m approx)  
Plus doorwell recess.

Window to front elevation.



## EN-SUITE BATHROOM

Adjacent to bedroom 2 and with a modern suite comprising bath plus rain head and hand held shower system above. Fitted furniture with inset wash hand basin and concealed flush WC, tiled surround and floor. Heated towel rail.



## BEDROOM 3

17' x 12'5" overall approx (5.18m x 3.78m overall approx)  
Formerly two bedrooms this suite provides a bedroom area and a dressing area together with an en-suite. Two windows overlook the rear garden.







### *EN-SUITE SHOWER ROOM*

Featuring a shower cubicle, wash hand basin and WC. Tiling to the walls and floor. Heated towel rail.



## BEDROOM 4

12'5" x 9'4" approx (3.78m x 2.84m approx)  
Window to rear elevation.



## BEDROOM 5

11'7" x 6'2" approx (3.53m x 1.88m approx)  
Window to side elevation.

## BATHROOM

A luxurious refitted bathroom featuring a bath with rain head and hand held shower cistern above plus screen. Fitted furniture with inset wash hand basin and concealed flush WC. Tiling to the walls and floor. Heated towel rail.



## OUTSIDE

The property occupies a generous plot with gardens wrapping around the front, side and rear elevations and a generous block set driveway provides multiple parking and access to the double garage. There is a car EV charger fitted to the property. There is hardstanding to one side of the house.



## REAR VIEW OF PROPERTY



## GARAGING

The property has been built with a double garage which has more recently been separated into two specific areas. This provides a formal garage measuring approximately 20' x 8'8" with up and over entry door. An internal door then leads through to a what would be a further single garage however has been converted for use as a gym/store room measuring approximately 19' x 8'9".

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G . We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

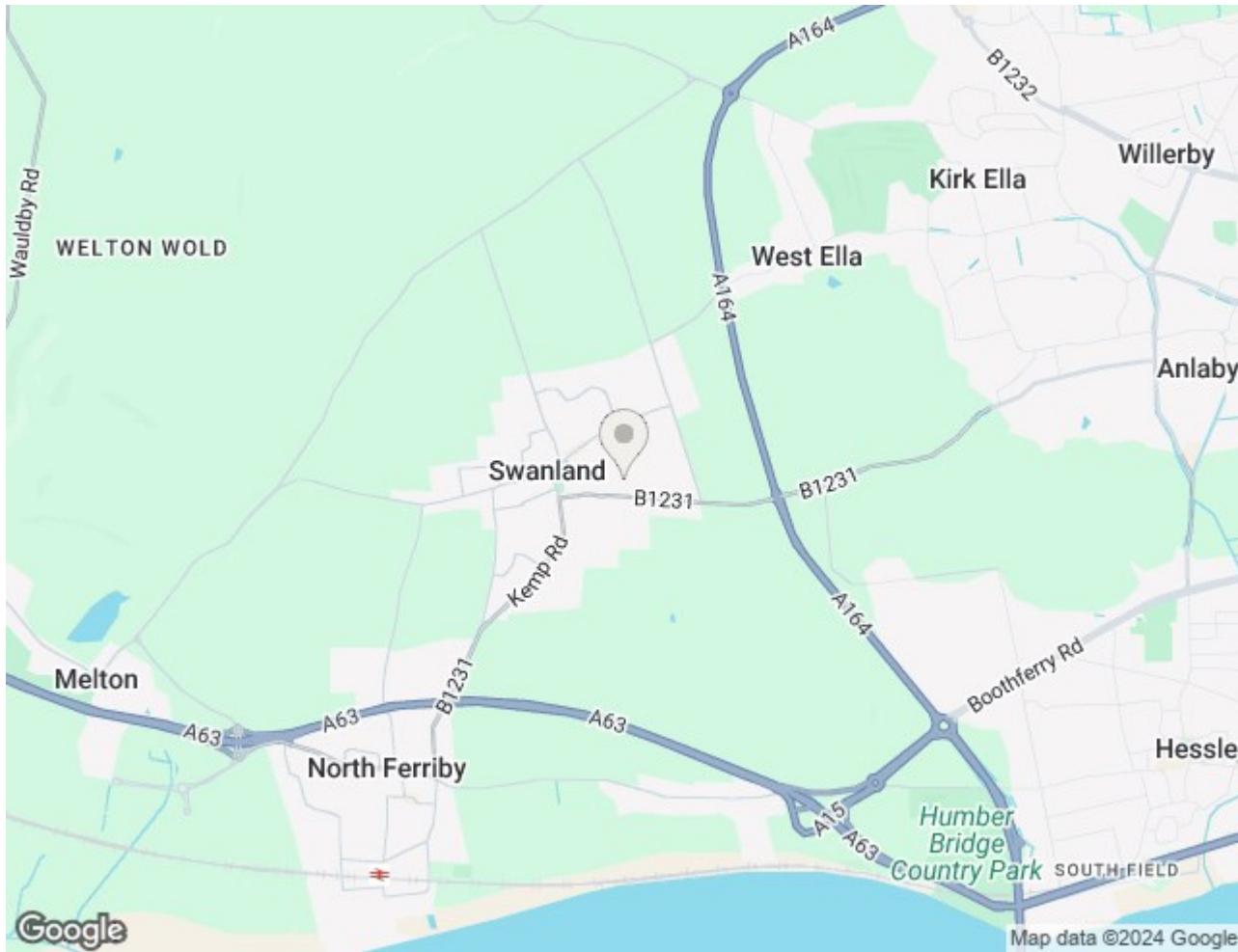
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



### Ground Floor

Approx. 149.4 sq. metres (1608.0 sq. feet)



### First Floor

Approx. 110.4 sq. metres (1187.9 sq. feet)



Total area: approx. 259.8 sq. metres (2795.9 sq. feet)

