



*2 Greenstiles Lane, Swanland, East Yorkshire, HU14 3NH*

- 📍 Superb Detached Residence
- 📍 Significantly Extended
- 📍 Contemporarily Fitted
- 📍 Council Tax Band = G
- 📍 Open Plan Living Kitchen
- 📍 Lounge + Games Room
- 📍 Great Parking + Double Garage
- 📍 Freehold/EPC = D

**£675,000**



## INTRODUCTION

We are delighted to offer for sale this superb double fronted detached house which stands in a prominent position within the prime residential village of Swanland. Significantly extended over the years, the property provides an excellent range of luxuriously appointed accommodation including all four bedrooms having en-suite facilities. Upon entering, you cannot fail to be impressed by the large entrance hall with a bespoke staircase and galleried landing above. The living space includes a formal lounge, large games room and a superb open plan living kitchen with a wall of bi-fold doors opening out to the rear garden. The accommodation has the benefit of gas fired central heating and double glazing.

Two pairs of automated gates open to the driveway and forecourt which accommodated several vehicles and also provides access to the large carport and double garage. The gardens wrap around the rear of the property and are lawned complimented by a patio area, hot tub and a summerhouse, ideal as an office/studio. The rear garden enjoys a westerly aspect.

## LOCATION

The property occupies a prominent corner position where Greenstiles Lane meets Main Street. Swanland is one of East Yorkshire's most desirable locations, having a picturesque centre clustered around the village pond where a number of local shops including a convenience store/post office and doctors surgery are to be found. Swanland boasts a well reputed primary school with secondary schooling at nearby South Hunsley School. Private schooling is also available locally. There is convenient access to the Humber Bridge, the A63 leading into Hull city centre to the east and the national motorway network to the west.

## ACCOMMODATION

Impressive double entrance doors open to:



### *ENTRANCE HALLWAY/RECEPTION*

A stunning hallway featuring a bespoke oak and wrought iron staircase leading up to the galleried landing above.



### *CLOAKS/W.C.*

With low level W.C. and wash hand basin.

## LOUNGE

17'7" x 11'10" approx (5.36m x 3.61m approx)

A triple aspect room with windows to both front and side elevations together with double doors leading out to the rear garden. There is a feature fire surround with marble hearth and back plate housing a "living flame" gas fire. Internal double doors through to the living kitchen.



## LIVING KITCHEN

23'0" x 18'3" approx (7.01m x 5.56m approx)

This superb space is large enough to accommodate the kitchen, a dining area and sitting area. A wall of bi fold doors having six panels open to the rear garden. The kitchen has a range of extensive high gloss fronted base and wall mounted units with granite work surfaces and a matching island with undercounter sink and a Dietrich four ring induction hob with pop up extractor, plus integrated dishwasher. A bank of units has an integrated oven, combination microwave and warming drawer, larder fridge and a separate freezer. A further run of units houses integrated wine chillers and an instant hot water/chiller water tap.







### *GAMES ROOM/FAMILY ROOM*

24'6" x 16'0" approx (7.47m x 4.88m approx)

With windows to two elevations, internal door through to the garage.



### *GARAGE*

23'10" x 16'0" approx (7.26m x 4.88m approx)

With automated up and over entry door and a large carport in front. Personnel door to the rear.

### *FIRST FLOOR*



### *GALLERIED LANDING*

With feature balustrade, windows to front elevation and a useful fitted cupboard housing boiler and plumbing for automatic washing machine.



### *BEDROOM 1*

15'10" x 11'1" approx (4.83m x 3.38m approx)  
With window to front elevation.



### *EN-SUITE BATHROOM*

With modern suite comprising wash hand basin, concealed flush W.C.,  
bath with shower over and spray screen, tiling to the walls and floor,  
underfloor heating, heated towel rail.





### *BEDROOM 2*

12'8" x 11'6" approx (3.86m x 3.51m approx)  
With fitted wardrobes, window to front elevation.



### *EN-SUITE SHOWER ROOM*

With suite comprising concealed flush W.C., wash hand basin and shower cubicle, tiling to the walls and floor, underfloor heating, heated towel rail.



### *BEDROOM 3*

10'8" x 10'8" approx (3.25m x 3.25m approx)  
With fitted wardrobes, window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With concealed flush W.C., wash hand basin, shower cubicle, tiled surround and tiled flooring with underfloor heating, heated towel rail.



### *BEDROOM 4*

11'0" x 9'5" approx (3.35m x 2.87m approx)  
With fitted wardrobes, window to rear elevation.



### *EN-SUITE SHOWER ROOM*

With concealed flush W.C., wash hand basin, shower cubicle, tiling to the walls and floor with underfloor heating, heated towel rail.





## *OUTSIDE*

The property occupies a corner position where Greenstiles Lane meets Main Street. There are two pairs of automated gates, one from Greenstiles Lane and one from Main Street, which open to a large forecourt bounded by a brick and wrought iron wall with shrub and tree planting to the perimeter. The forecourt is suitable for numerous vehicles and provides access to the double garage. The garden wraps around the property and predominantly enjoys a westerly aspect with a lawn and patio. There is also a hot tub situated adjacent to the patio. To one corner lies a summerhouse ideal as an office or studio.



## *SUMMERHOUSE*



## *DOUBLE GARAGE*

23'10" x 16'0" approx (7.26m x 4.88m approx)

With automated up and over entry door, external access door to rear and internal door to family room. In front of the double garage sits a large carport.

## CARPORT



## REAR VIEW



## 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

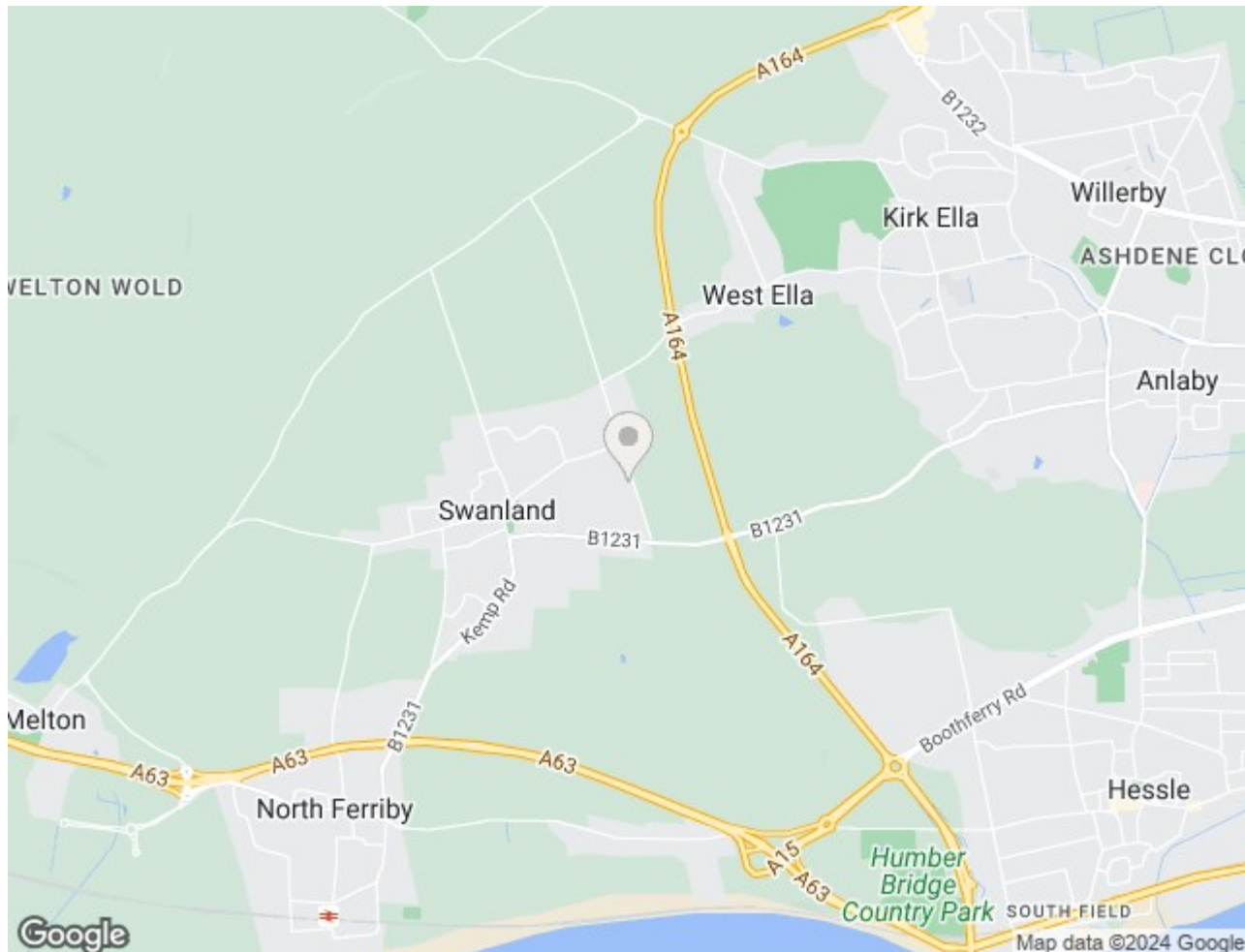
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.







Total area: approx. 232.3 sq. metres (2500.1 sq. feet)

