



14 Copper Beech Close, Swanland, East Yorkshire, HU14 3LR

- 📍 Stunning Detached House
- 📍 Exclusive Location
- 📍 Five Beds / Four Baths
- 📍 Council Tax Band = G
- 📍 Four Reception Rooms
- 📍 Attractive Gardens
- 📍 Driveway & Double Garage
- 📍 Freehold / EPC = B

Guide Price £850,000

INTRODUCTION

Guide Price £850,000 to £875,000

This stunning detached property is particularly well built and is of substantial proportions providing well designed and extremely attractive accommodation. The property is situated within an exclusive cul-de-sac between Kemp Road and West Leys Road. The accommodation is depicted on the attached floor plan and extends over two floors comprising an entrance hallway with oak and glass balustrade, 29' lounge with log burner, garden room, home office and a cinema/games room. The heart of the house is a fabulous open plan kitchen with central island and NEFF appliances. There is also a utility room and downstairs cloaks/WC. At first floor the impressive galleried landing provides access to all five double bedrooms, three with en-suite facilities and a separate bathroom. The main bedroom suite also has a dressing room. The accommodation has the benefit of gas fired central heating, underfloor heating to the ground floor and uPVC double glazing.

The property enjoys a substantial plot of approximately 0.26 acres with brick pillars and wrought iron gates opening up to the lawned garden and sweeping gravelled driveway leading up to the house and double garage with automated up and over doors and an EV charging point. Attractive gardens extend to the rear and side of the property offering much seclusion and being mainly lawned with patio areas.

LOCATION

Copper Beech Close is an exclusive residential cul-de-sac situated off West Leys Park. This sought after area lies between Kemp Road and West Leys Road within the highly desirable West Hull village of Swanland. Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers, chemist and a number of independent traders. There are a variety of amenities and recreational facilities such as a tennis and bowls club and a children's playing field. The village has a well reputed primary school with secondary schooling in the nearby South Hunsley. A number of public schools are also available. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough providing Intercity connections.

ACCOMMODATION

Residential entrance door to:



ENTRANCE HALLWAY

Spacious hallway with oak flooring and a staircase having an oak and glass balustrade leading up to the galleried landing. Large understairs storage cupboard.



CLOAKS/W.C.

With low flush W.C. and wash hand basin with cabinet under. Fully tiled with inset spot lights, extractor fan and mirror.



LOUNGE

29'0" x 12'2" approx (8.84m x 3.71m approx)

With log burning stove and oak mantle. Windows to front and side elevations. Oak and glass doors lead through to the dining room.



HOME OFFICE

14'2" x 12'8" approx (4.32m x 3.86m approx)

Measurements to extremes.

With oak flooring, window to front elevation.



CINEMA ROOM

15'9" x 11'5" approx (4.80m x 3.48m approx)
With window to front elevation. Cinema equipment may be available by separate negotiation.



OPEN PLAN KITCHEN

24'8" x 14'11" approx (7.52m x 4.55m approx)
Narrowing to 11'7" approx.
A fabulous space which is open plan through to the garden room. There is an extensive range of contemporary base and wall units with granite worksurfaces and matching central island. An array of integrated appliances include two ovens with slide and hide doors, microwave, induction hob with extractor above, larder fridge and freezer, dishwasher and wine chiller. One and a half bowl sink and drainer, inset spot lights, Sonos sound system and window to rear.



DINING AREA



GARDEN ROOM

16'8" x 13'10" approx (5.08m x 4.22m approx)
With French doors opening out to the rear garden.



UTILITY ROOM

11'5" x 7'11" approx (3.48m x 2.41m approx)

With fitted units, contrasting worksurfaces, sink and drainer, integrated freezer, plumbing for a washing machine, space for tumble dryer. Wall mounted gas central heating boiler, window and external access door to rear.

FIRST FLOOR

GALLERIED LANDING

A stunning landing with window to front elevation and large airing/cylinder cupboard.



BEDROOM 1

15'8" x 12'3" approx (4.78m x 3.73m approx)
Window to front elevation.



DRESSING ROOM

13'3" x 8'1" approx (4.04m x 2.46m approx)
Windows to rear.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. with soft close lid. There is a wall mounted cabinet with mirror, light and shaver/toothbrush socket. Heated towel rail, inset spot lights, tiling to walls, window to side.



BEDROOM 2

14'3" x 11'6" approx (4.34m x 3.51m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. with soft close lid. There is a wall mounted cabinet with mirror, light and shaver/toothbrush socket. Heated towel rail, extractor fan, inset spot lights, tiling to walls.



BEDROOM 3

12'5" x 11'6" approx (3.78m x 3.51m approx)
Window to front elevation.



EN-SUITE SHOWER ROOM

With suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. with soft close lid. There is a wall mounted cabinet with mirror, light and shaver/toothbrush socket. Heated towel rail, extractor fan, inset spot lights, tiling to walls.



BEDROOM 4

11'6" x 11'5" approx (3.51m x 3.48m approx)
Window to rear.



BEDROOM 5

10'7" x 8'1" approx (3.23m x 2.46m approx)
Window to rear.



BATHROOM

With contemporary suite comprising a bath, shower enclosure, wash hand basin and low flush W.C. with soft close lid. Heated towel rail, tiling to walls and LVT flooring, window to rear.



OUTSIDE

The property enjoys a substantial plot of approximately 0.26 acres with brick pillars and wrought iron gates opening up to the lawned garden and sweeping gravelled driveway leading up to the house and double garage with automated up and over doors and an EV charging point. Attractive gardens extend to the rear and side of the property offering much seclusion and being mainly lawned with patio areas.



PATIO



REAR VIEW



FRONT



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. 149.0 sq. metres (1603.8 sq. feet)



First Floor

Approx. 122.0 sq. metres (1312.8 sq. feet)



Total area: approx. 271.0 sq. metres (2916.6 sq. feet)

