

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

**Limb**  
MOVING HOME



*2 Nursery Close, Swanland, East Yorkshire, HU14 3FA*

- 📍 Stunning Detached House
- 📍 Beautifully Appointed
- 📍 Fabulous Living Kitchen
- 📍 Council Tax Band = G

- 📍 Bi Fold Doors
- 📍 4 Double Bedrooms
- 📍 Desirable Location
- 📍 Freehold/EPC = B

**£635,000**

## INTRODUCTION

This stunning home provides ideal family accommodation which is beautifully appointed and significantly enhanced by the current owners. The spacious accommodation is depicted on the attached floorplan and the heart of the home is the amazing living kitchen with its recently installed units, quality appliances and granite surfaces. There is also a media wall with contemporary remote controlled fireplace and a wall of bi folding doors opening out to the garden. Two large reception rooms are ideal places to escape to a relax and the practicalities are catered for by a separate utility room and cloaks/W.C.. The hallway has an internal door through to the garage. Upstairs there are four double bedrooms including two fabulous en-suite bedrooms. A separate stylish four piece bathroom serves the remaining two bedrooms. The accommodation boasts gas fired central heating to radiators and uPVC framed double glazing. Outside a smart resin driveway provides parking for three/four vehicles and access to the double garage. The rear garden is mainly lawned complimented by patio areas. In all, a wonderful family home of which early viewing is strongly recommended.

## LOCATION

The property stands in a highly desirable cul-de-sac off Beech Hill Road to the eastern flank of the village. The sought after village of Swanland has an attractive centre where a number of shops can be found including a convenience store/post office and chemist. There are a number of amenities and recreational facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 10 minutes driving distance away in Brough providing inter city connections.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A spacious hallway with stairs leading to first floor off and storage cupboard beneath.



### W.C.

With low level W.C. and wash hand basin, tiled floor.

## LOUNGE

16'5" x 14'7" approx (5.00m x 4.45m approx)  
With windows and central double doors overlooking the rear garden.



## STUDY

11'7" x 11'0" approx (3.53m x 3.35m approx)  
With window to front elevation.



## LIVING KITCHEN

28'0" x 18'5" approx (8.53m x 5.61m approx)

A superb open plan space which includes the kitchen and provides plenty of space for living and dining suites. A wall of bi fold doors open out to the garden and the cosy living space has a fitted media wall with cupboards, shelving, TV indent and a contemporary remote controlled electric fire. The refitted kitchen has an excellent range of simply stunning hand painted units with beautiful granite work surfaces including a breakfast bar return. There is a one and a half undercounter sink with mixer tap, AEG double oven, five ring hob with Zanussi extractor hood above, dishwasher and fridge freezer. There is a tiled floor and windows to side elevations.



## KITCHEN AREA



## LIVING AREA





## UTILITY ROOM

Fitted units, sink, granite work surface, plumbing for automatic washing machine, tiled floor, wall mounted concealed Potterton gas fired boiler, door to side elevation.

## FIRST FLOOR

### LANDING

A particularly spacious landing. Airing cupboard with tank situated off.



## *BEDROOM 1*

16'6" x 14'2" approx (5.03m x 4.32m approx)

This luxurious main suite includes a main bedroom area with fitted wardrobes, cupboards and drawers. A window overlooks the rear garden. An opening leads through to the dressing room.



## *DRESSING ROOM*

11'1" x 9'0" approx (3.38m x 2.74m approx)

Measurements up to fitted wardrobes. Having an extensive range of fitted wardrobes, matching drawers and dressing table, window to front elevation.



## *EN-SUITE SHOWER ROOM*

With suite comprising large shower enclosure, wash hand basin and concealed flush W.C., tiled surround and floor, heated towel rail.



## BEDROOM 2

19'5" x 14'10" approx (5.92m x 4.52m approx)  
Window to front elevation. Double doors open to a large cupboard/wardrobe.



## EN-SUITE SHOWER ROOM

With large shower enclosure, wash hand basin, concealed flush W.C., tiled surround and floor, heated towel rail.



## BEDROOM 3

17'7" x 9'0" approx (5.36m x 2.74m approx)  
Window to rear elevation.



## BEDROOM 4

17'10" x 9'1" approx (5.44m x 2.77m approx)  
Window to rear elevation.



## BATHROOM

A stylish bathroom with four piece suite comprising bath, large shower enclosure, wash hand basin and concealed flush W.C., tiled surround and floor, heated towel rail.



## OUTSIDE

A smart resin driveway provides parking for three or four vehicles. The private rear garden is mainly lawned, complimented by patio areas.



## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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

## AGENTS NOTE

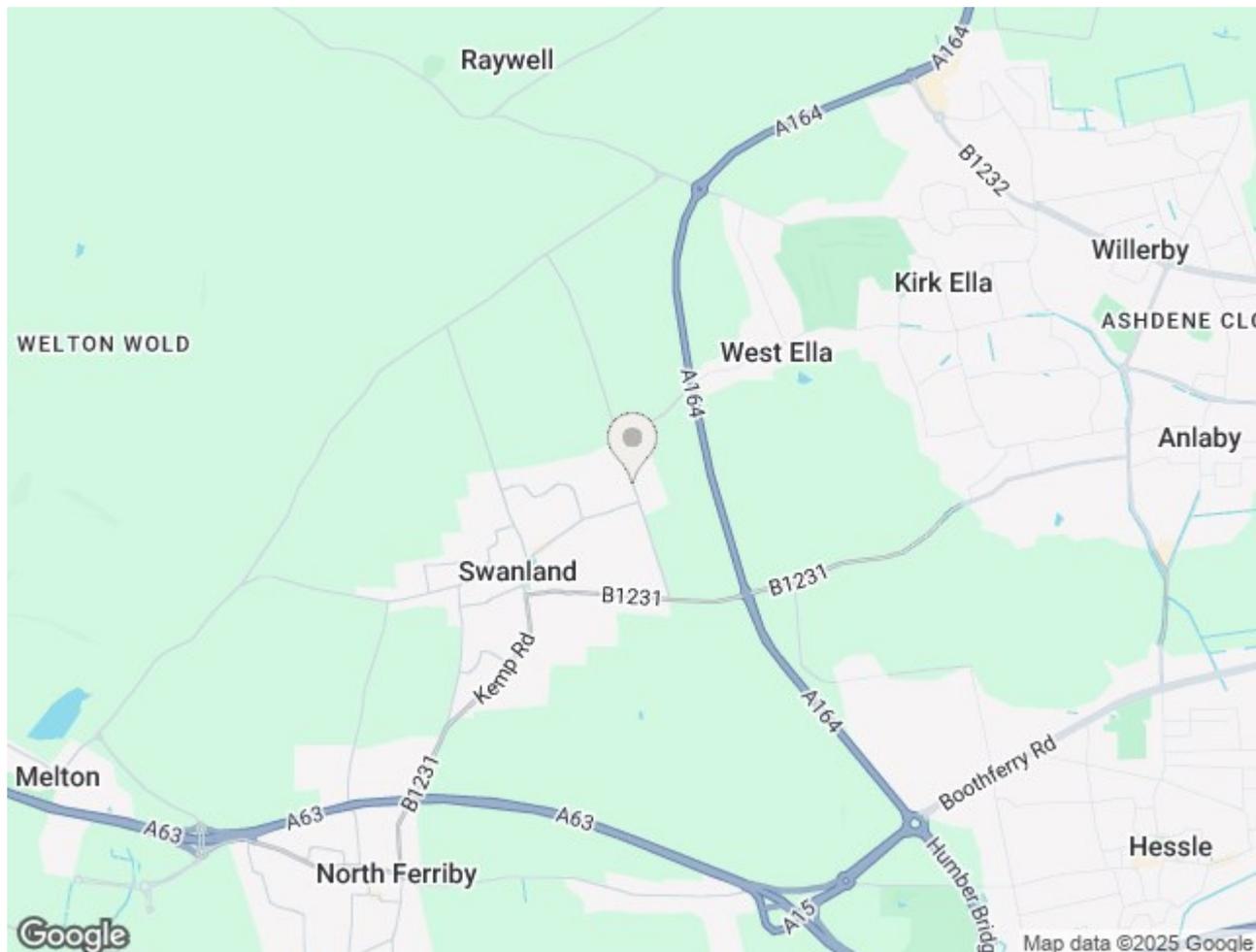
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 216.2 sq. metres (2327.4 sq. feet)  
2 Nursery Court

