



**West End, Swanland HU14 3PE**

**Welcome to**

**West End, Swanland**

Substantial Home In Swanland with- Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Utility Room, Master Bedroom With En Suite & Walk In Wardrobe, 2nd Bedroom, 3rd Bedroom With En Suite, Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Double Garage! View now



## Entrance Porch

With double glazed door to the front and double glazed window to the front.

## Entrance Hall

With double glazed door to the front, spot light points and understairs cupboard.

## Cloakroom

With low level wc, wash hand basin and double glazed window to the front.

## Lounge

14' 2" max x 18' 7" into bay ( 4.32m max x 5.66m into bay )  
With double glazed bay window to the front, electric fire and television point.

## Dining Room

17' 6" x 12' 3" ( 5.33m x 3.73m )  
With double glazed window to the front, electric fire and spot light points.

## Kitchen/ Diner

18' 7" into access x 14' 8" ( 5.66m into access x 4.47m )  
Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, central island, 5 burner gas hob, double electric oven, cooker-hood, integrated fridge freezer, integrated dishwasher, spot light points and 2 double glazed windows to the side.

## Utility Room

6' 5" x 8' 4" ( 1.96m x 2.54m )  
With integrated washing machine, integrated tumble dryer, double glazed window to the side and double glazed door to the side.

## First Floor

### Landing

With double glazed window to the front and spot light points.

### Bedroom 1

16' 9" x 15' ( 5.11m x 4.57m )  
With double glazed window to the front, television point and spot light points.

### Walk In Wardrobe

6' 1" x 3' 6" to front of wardrobes ( 1.85m x 1.07m to front of wardrobes )  
With spot light points and fitted wardrobes.

### En Suite

With shower cubicle, low level wc, wash hand basin, shaver point, chrome effect towel style radiator and double glazed window to the front.

### Bedroom 2

14' 2" to rear of wardrobes x 14' 3" ( 4.32m to rear of wardrobes x 4.34m )  
With double glazed window to the rear, spot light points, television point and fitted wardrobes.

### Bedroom 3

12' 5" to rear of wardrobes x 15' 9" into access ( 3.78m to rear of wardrobes x 4.80m into access )  
With double glazed window to the rear, radiator and fitted wardrobes.

### En Suite

With shower cubicle, low level wc, wash hand basin, shaver point and extractor fan.

### Loft Space

21' 1" x 15' 3" ( 6.43m x 4.65m )  
With skylight windows, spot light points, eaves storage and fitted wardrobes.

### Bathroom

Bathroom with freestanding bath, shower cubicle, low level wc, wash hand basin and double glazed window to the front.

## Outside

### Front Garden

With trees/shrubs, path, wooden electronic gates leading to the block paved driveway which provides ample off street parking.

### Rear Garden

With lawned area, trees and fenced surround.

### Double Garage

17' 7" x 17' ( 5.36m x 5.18m )  
With power and light, double glazed door to the side and 2 electronic doors.



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## Welcome to

## West End, Swanland

- 3 Bedroom Detached Home In Swanland
- Master Bedroom With En Suite & Walk In Wardrobe
- Stunning Kitchen/Diner With Utility Room
- Loft Space
- Double Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

# £565,000



## Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110134 - 0003

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