



46
Sykes Close | Swanland | HU14 3GD

£725,000

46 Sykes Close, Swanland, HU14 3GD

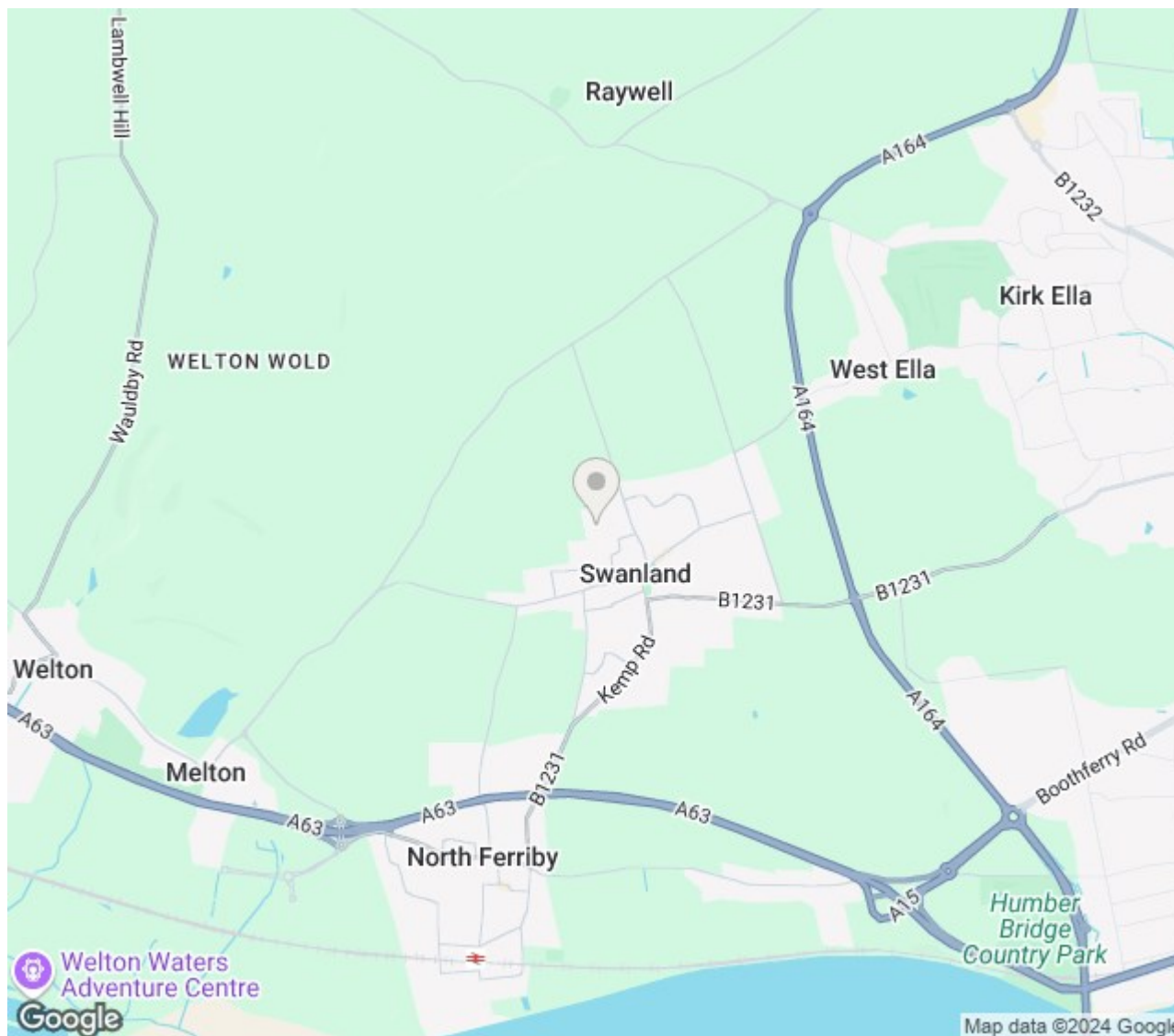
This executive detached home, finished to the highest standards throughout, is located in the sought-after village of Swanland. The property boasts an impressive entrance hall with a stunning turning staircase featuring oak and glass balustrades, setting the tone for the luxurious design seen throughout. The spacious layout includes a bay-fronted lounge with decorative panelling, a cosy second sitting room perfect for a snug, and an elegant cloakroom/wc. At the heart of the home is a beautifully designed kitchen finished in a sophisticated midnight blue, complete with a matching central island and bi-folding doors that open seamlessly to the garden. Off the kitchen, a further reception room offers additional flexible living space, complemented by a practical utility room.

Upstairs, the grand landing leads to the impressive bedroom accommodation. The principal bedroom suite is a true retreat, featuring a luxurious en-suite bathroom and a generous walk-in wardrobe. Four additional bedrooms provide ample space for family and guests, including a second en-suite, with the remaining bedrooms served by a lavishly appointed family bathroom. Externally, the property offers ample driveway parking leading to a double garage, and a beautifully landscaped rear garden with a patio area and low-maintenance artificial turf, ideal for outdoor entertaining. With no onward chain, this exceptional home is ready for immediate occupation, offering a unique blend of luxury, comfort, and style in one of the area's most desirable locations.



Key Features

- NO CHAIN
- Executive Detached Home
- 5 Good Sized Bedrooms
- Master With Walk-In Wardrobe
- 3 Reception Rooms
- Stunning Dining Kitchen With Island
- Luxurious Family Bathroom + 2 En-Suites
- Driveway & Double Garage
- Utility Room & Ground Floor Cloaks/WC
- EPC = C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite residential entrance door which leads to the hallway. An oak and glazed balustrade staircase leads to the first floor, there is a useful storage cupboard and a ceramic tiled floor runs throughout.

LOUNGE

26'9 + bay x 11'7 (8.15m + bay x 3.53m)

A spacious formal bay fronted lounge with decorative panelling, two windows to the side elevation and ceiling lighting.

SNUG

11'6 x 11'4 (3.51m x 3.45m)

A versatile reception room with windows to two elevations.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a granite wall hung wash basin. There is a continuation of the ceramic tiled floor.

KITCHEN

16'4 x 21'9 (4.98m x 6.63m)

This stunning kitchen, the heart of the home, features an exquisite selection of shaker-style wall and base units in a sophisticated midnight blue, complemented by luxurious granite work surfaces and upstands. At its centre, a striking island with matching units and a granite breakfast bar overhang provides additional workspace and seating. The recessed sink unit boasts a professional hose mixer tap, while a range-style cooker beneath a sleek filter hood serves as a focal point, with an integrated dishwasher and microwave adding convenience. There's ample space for an American fridge freezer, and the area flows seamlessly with room for a dining table, enhanced by bi-folding doors that open to the garden and a continuation of the elegant ceramic flooring, creating an inviting, functional space perfect for both cooking and entertaining.

GARDEN ROOM

13'11 x 11' (4.24m x 3.35m)

Opening from the kitchen, with windows overlooking the garden. There are fitted cupboards to one wall, French doors opening to the garden, skylight and an air conditioning unit.

UTILITY ROOM

5'2 x 7'6 (1.57m x 2.29m)

Fitted with wall and base units mounted with quartz worksurfaces, upstands and a tiled splashback. There is ceramic tiled flooring and a door to the side of the property.

FIRST FLOOR

GALLERIED LANDING

A most impressive landing with a continuation of the oak and glazed balustrade staircase. There is a study space with a window to the front.

BEDROOM 1

12'9 x 16'3 (3.89m x 4.95m)

A most impressive primary bedroom suite with a vaulted ceiling, built-in storage cupboard and an air conditioning unit.

EN-SUITE

A luxurious en-suite with a large walk-in shower cubicle, WC and a freestanding washbasin with marble countertop. The room is complemented by golden trims and tiling to the walls and floor.











WALK-IN WARDROBE

5'10 x 16'3 (1.78m x 4.95m)

With a number of fitted open fronted wardrobes.

BEDROOM 2

14'1 + wardrobes x 11'5 (4.29m + wardrobes x 3.48m)

A second double bedroom with fitted wardrobes.

EN-SUITE

A beautifully appointed en-suite with a large walk-in shower cubicle, freestanding vanity unit and a WC. There is tiling to the walls and floor and sophisticated black trim.

BEDROOM 3

11'2 + wardrobes x 10'3 (3.40m + wardrobes x 3.12m)

A double bedroom with decorative wall panelling.

BEDROOM 4

11'2 + wardrobes x 10'3 (3.40m + wardrobes x 3.12m)

A further double bedroom with decorative wall panelling and fitted wardrobes.

BEDROOM 5/STUDY

7'6 x 9' (2.29m x 2.74m)

A fifth bedroom which could also be utilised as a study.

BATHROOM

11'1 x 7'7 (3.38m x 2.31m)

A lavishly appointed family bathroom which is fitted with a four piece suite comprising WC, wall hung wash basin, bath and a large walk-in shower. There is tiling to the walls and floor.

OUTSIDE

FRONT

A large block paved driveway provides excellent off street parking.

REAR

To the rear of the property there is a garden which is laid to artificial turf. A large patio area extends from the property and continues to the side where there is a personnel door leading to the garage and a passageway to the front of the property.

DOUBLE GARAGE

With a remote operated door leading to the double garage. There is light and power and the garage is partitioned to one corner.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band G. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

IMAGE DISCLAIMER

The images provided in this brochure are a combination of original photographs and virtual staging, therefore they are used as a guide.



MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances. We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

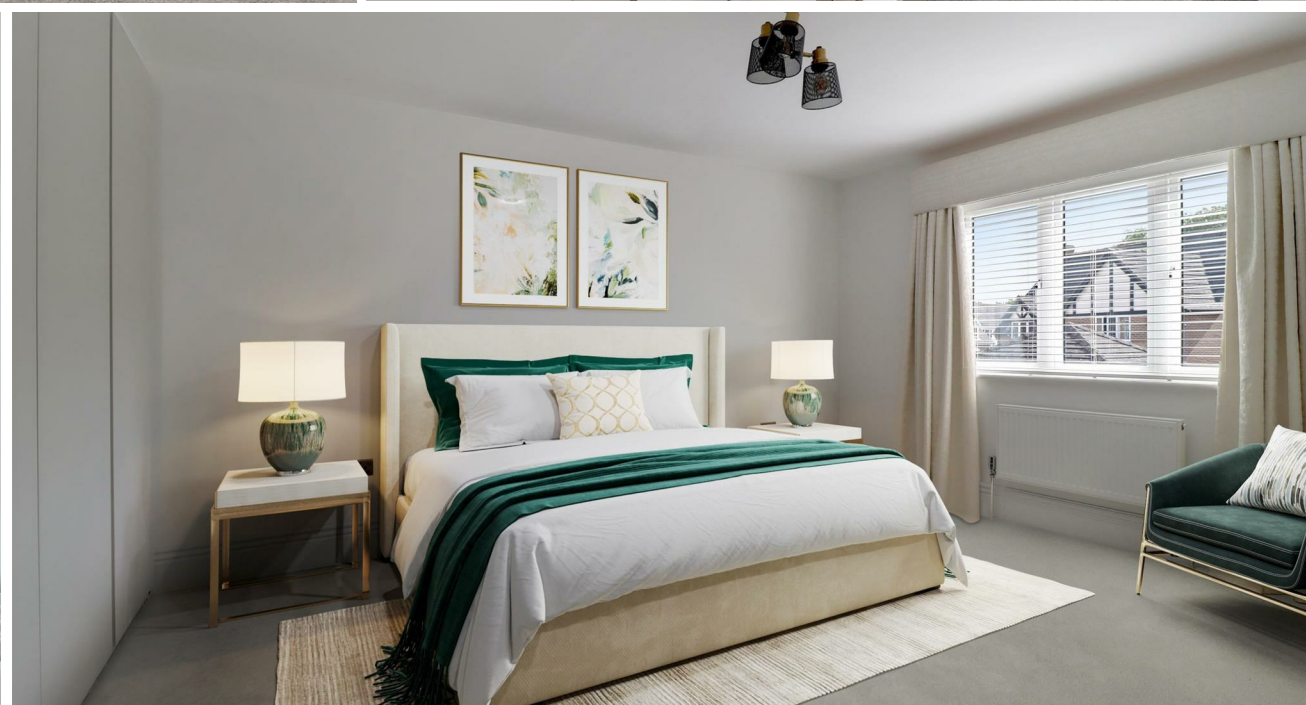
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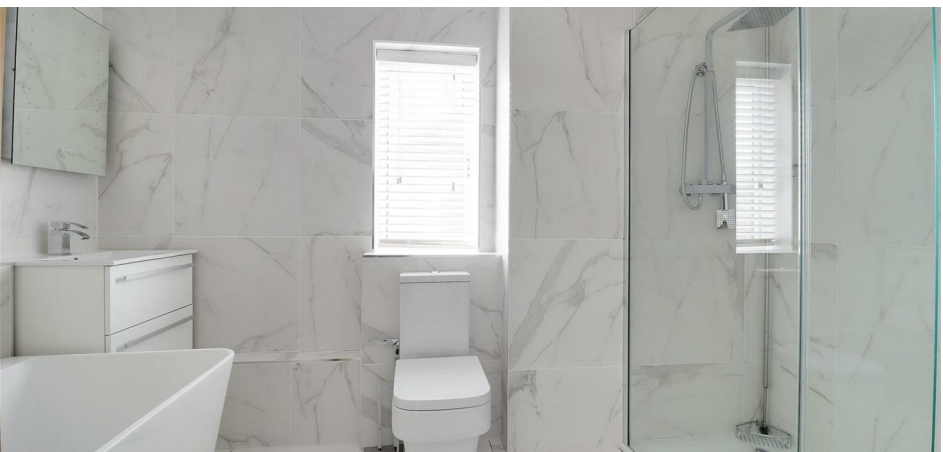
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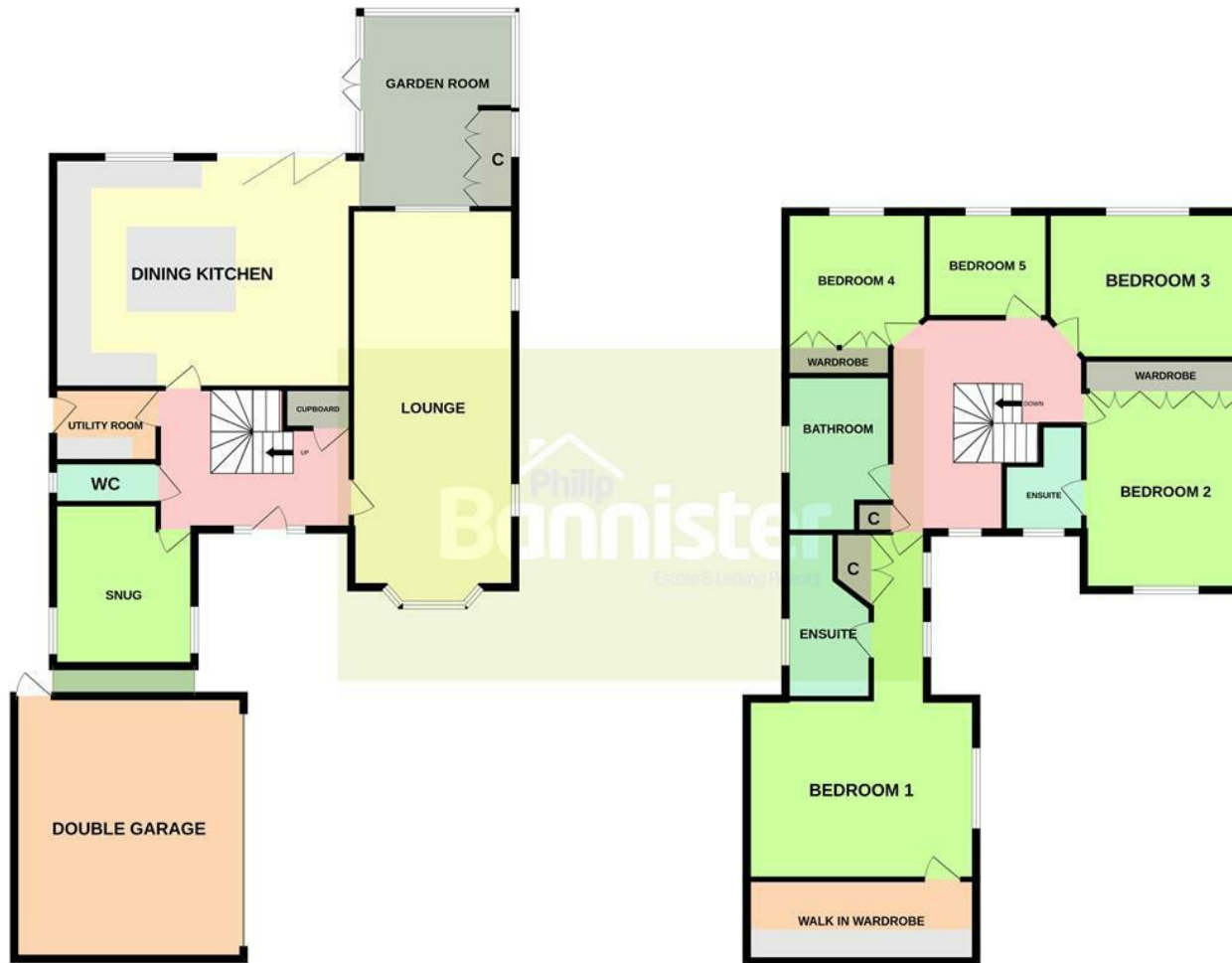






GROUND FLOOR
1427 sq.ft. (132.6 sq.m.) approx.

1ST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA : 2637 sq.ft. (245.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Telephone: 01482 668663
info@philipbannister.co.uk

