



Sissons Close, Swanland, HU14 3SJ
£380,000

Philip
Bannister
Estate & Letting Agents

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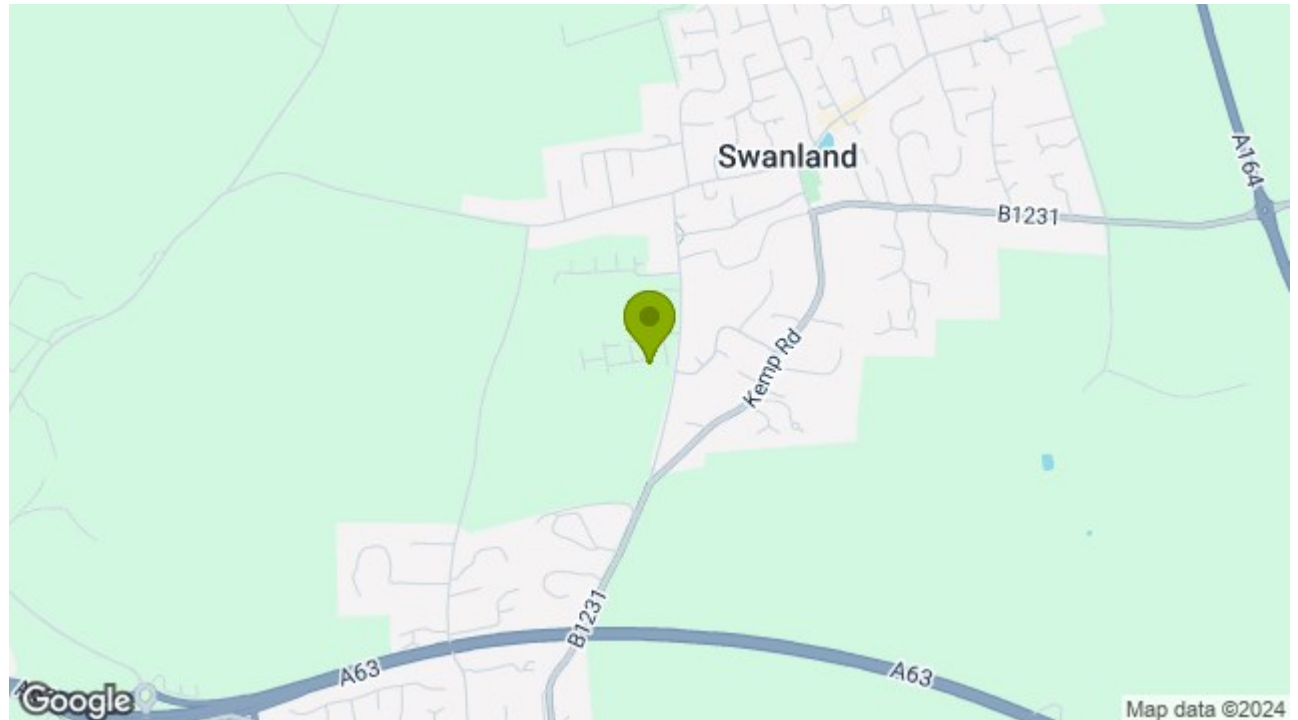
Key Features

- Detached Family Home
- 4 Double Bedrooms
- Southerly Rear Aspect
- Overlooking Open Fields
- Open Plan Dining Kitchen
- En-Suite To Primary Bedroom
- Double Width Driveway & Integral Garage
- Remaining NHBC Warranty
- EPC = B
- Council Tax - E

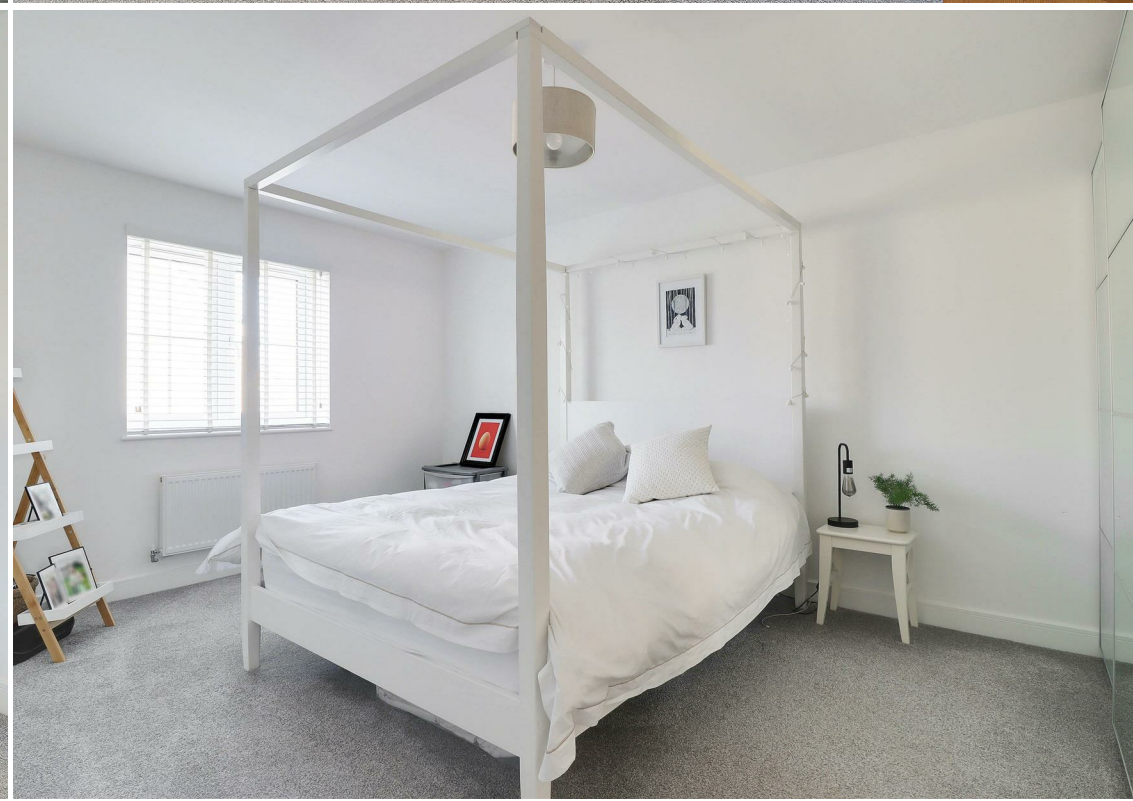
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This modern detached family home offers exceptional living space with a desirable southerly facing rear garden that enjoys uninterrupted views over open fields. Immaculately presented throughout, the property greets you with a welcoming entrance hall that includes a convenient cloakroom/WC. The ground floor boasts a front-facing reception room, perfect for relaxing, and a stunning full-width open plan dining kitchen at the rear, creating a bright and spacious area ideal for family meals and entertaining.

Upstairs, the property features four generously sized double bedrooms, with the primary bedroom benefiting from a stylish contemporary en-suite. A further sleek family bathroom serves the remaining three bedrooms, ensuring comfort for the entire household. Externally, a double-width driveway leads to an integral garage, providing ample parking. The rear garden is a true highlight, offering both excellent privacy and a serene outlook towards open fields, making it an idyllic space for outdoor living and relaxation.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessing the property through a composite entrance door, the hallway features a tiled floor, staircase leading to the first floor accommodation and a cloakroom/WC off.

CLOAKROOM/WC

Fitted with a two piece "Roca" suite comprising of concealed cistern WC and wall mounted basin. There is feature wall tiling and tiled floor.

LOUNGE

15'8" x 10'5" (4.78 x 3.20)

A formal reception space with a window to the private front outlook.

OPEN PLAN DINING KITCHEN

26'1" x 11'0" (7.97 x 3.37)

Extending across the width of the property at the rear and boasting excellent levels of natural daylight with a south facing orientation. The kitchen area features contemporary style wall and base units with soft-closing drawers and doors and contrasting work surfaces over, dedicated breakfast bar with seating area, one and a half bowl stainless steel sink and inset spotlights to the ceiling. A number of integrated Zanussi appliances include double mid-level oven, gas hob with extractor canopy over, fridge freezer, dishwasher and washing machine. The dining area provides ample space for a dining suite with views of the garden and open field views beyond via French doors. There is tiling to the floor throughout.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a loft access point, deep storage cupboard housing hot water cylinder.

BEDROOM 1

15'8" x 13'3" (4.80 x 4.06)

Suitably sized to accommodate a double bed and freestanding bedroom furniture.

EN-SUITE

Contemporary styled incorporating 'Roca' three piece suite including concealed cistern WC, wall mounted basin, self contained double shower cubicle with rainfall showerhead and thermostatic shower. There is partial tiling to the walls.

BEDROOM 2

13'4" x 8'6" (4.07 x 2.60)

A second bedroom of double proportions, having pace for freestanding furniture.

BEDROOM 3

9'10" x 10'0" (3.02 x 3.05)

With an outlook towards open fields and beyond, a further bedroom of double proportions with space for freestanding bedroom furniture.

BEDROOM 4

7'4" x 9'5" (2.25 x 2.88)

A further double bedroom with views towards open fields.

BATHROOM

Fitted with a three piece 'Roca' suite comprising concealed cistern WC, panel bath with chrome fittings, wash basin, chrome fitted towel rail, tiled floor coverings and contrasting wall tiles.

OUTSIDE

FRONT

To the front of the property there is a double width driveway and a lawn area to the front boundary with shrub and plant bordered edging.

REAR

The rear garden boasts a southerly facing aspect and overlooks open fields. There is a patio terrace extending from the dining kitchen and a lawned garden beyond. Gated access is from the side of the property.

INTEGRAL GARAGE

An integral garage is to the front of the property, with an up and over door, light and power supply.

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 E. (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. It is however subject to an Estate Charge and there may



also be associated costs which should be checked with your legal representatives.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR
667 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 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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