

staniford
grays



49 Main Street, Swanland, HU14 3QP

Offers Over £275,000





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Swanland, HU14 3QP

- CENTRAL SWANLAND LOCATION
- UP TO FOUR BEDROOMS
- MATURE GARDENS
- DRIVEWAY AND LARGE GARAGE
- NO ONWARD CHAIN
- FLEXIBLE LAYOUT
- TWO BATHROOMS
- SOUTH FACING OPEN PLAN LOUNGE
- IMPROVEMENT POTENTIAL
- VIEWING BY APPOINTMENT ONLY

Offered for sale is this appealing, detached family home with a flexible internal layout.

With accommodation to two floor levels and being much larger than an initial glance would suggest, with scope for some further cosmetic upgrade to be undertaken by a prospective purchaser.

This central village location comes suited for family profiles or downsizers looking to take advantage of the potential for up to four bedrooms or indeed the creation of extra reception spaces.

A versatile layout comprises an entrance hall leading to an open-plan reception lounge and dining room with elevated, bright, south-facing windows, moving through to kitchen, ground-floor bathroom and on to two flexible bedroom spaces or alternatively additional reception/ playroom/ study.

First floor sees an inner landing give access to two further bedrooms and possible study/nursery, shower room and eaves storage.

The south-facing frontage enjoys an elevated plot, with a driveway that leads to integral garage, flanked by a mature front rockery and to the rear enjoying a large private mature garden with a paved entertaining space.

Viewing advised given the broad level of appeal.



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ENTRANCE HALL 16'8" x 6'7" (5.10m x 2.03m)
Accessed via uPVC double glazed entrance door with glazing to sides, understairs storage cupboard, stairwell leading to first floor level.

RECEPTION LOUNGE 11'10" x 16'11" (3.63m x 5.17m)
Wooden door with brass handles, tiled and carpeted flooring, fireplace with tiled hearth and contemporary metal surround, pendant light fitting and large uPVC double glazed window to the elevated south facing front aspect. Leads into...

DINING AREA 11'5" x 8'7" (3.50m x 2.63m)
Accessed from the lounge via an archway with shelving, with uPVC double glazed window to the elevated south facing front aspect, tiled floor, pendant light fitting and corner storage cupboard.

KITCHEN 11'0" x 9'8" (3.36m x 2.95m)
Accessed from the dining room via double doors and doorway from the hallway, with uPVC glazed exterior door to the side also. Traditionally styled with a range of white wall and base units, ceramic sink and drainer with mixer tap, four ring gas cooker with extractor over, combination boiler, tiled floor, ceiling spotlights, plumbing for washing machine, space for tumble dryer and fridge freezer.

BATHROOM 6'8" x 5'5" (2.04m x 1.66m)
Wooden door with brass handles, tiled floor, white three piece suite comprising of low flush WC, pedestal wash hand basin and panelled bath, splashback tiling, ceiling light, uPVC double glazed privacy window to side.

BEDROOM ONE / RECEPTION ROOM 14'3" x 11'10" (4.36m x 3.63m)
Wooden door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed window to the rear garden outlook, suitable for use as a ground floor bedroom or further reception room.

BEDROOM TWO / RECEPTION ROOM 10'7" x 9'9" (3.25m x 2.98m)
Wooden door with brass handles, carpeted floor, pendant light fitting, uPVC double glazed window to the rear garden outlook, suitable for use as a ground floor bedroom, study or further reception room.

STAIRCASE AND LANDING 10'5" x 11'6" (3.18m x 3.53m)
Carpeted floor, wooden bannister, Velux window to side aspect, wood panelled walls/ceiling, spotlights to ceiling.

BEDROOM THREE 14'4" x 10'10" (4.37m x 3.31m)
Wooden door with brass handles, stripped wood floor, uPVC double glazed window to the rear garden outlook, pendant light fitting.

BEDROOM FOUR 12'5" x 10'11" (3.80m x 3.33m)
Wooden door with brass handles, two Velux windows to the side aspect, fitted wardrobes, carpeted floor and pendant light fitting.

STUDY 6'5" x 6'3" (1.97m x 1.92m)
Wooden door with brass handles, vinyl floor, pendant light fitting and Velux window to the side aspect.

SHOWER ROOM 6'6" x 6'2" (2m x 1.90m)
Wooden door with brass handles, vinyl flooring, chrome towel radiator, low flush WC, wash hand basin and mixer tap set into storage vanity unit, shaver socket, extractor fan, Velux window to side aspect, shower enclosure with mixer shower, full wall tiling, central ceiling light and wall light above wash hand basin.



INTEGRAL GARAGE

Large tandem length garage with up and over door to front, full power and lighting.

EXTERIOR

Main Street offers a central Swanland location with plenty of local village amenities within close walking distance.

The property benefits from an elevated plot position with level driveway parking provision leading to integral tandem garage.

The South facing front garden features terraced rockery with plants and shrubbery, with pathway, steps and wrought iron balustrade leading around both sides of the property.

Access is provided through secure gates to the rear garden, being private and enclosed with mature shrub borders, with paved patio area and planting, and close boarded fencing to perimeter boundaries.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'C'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

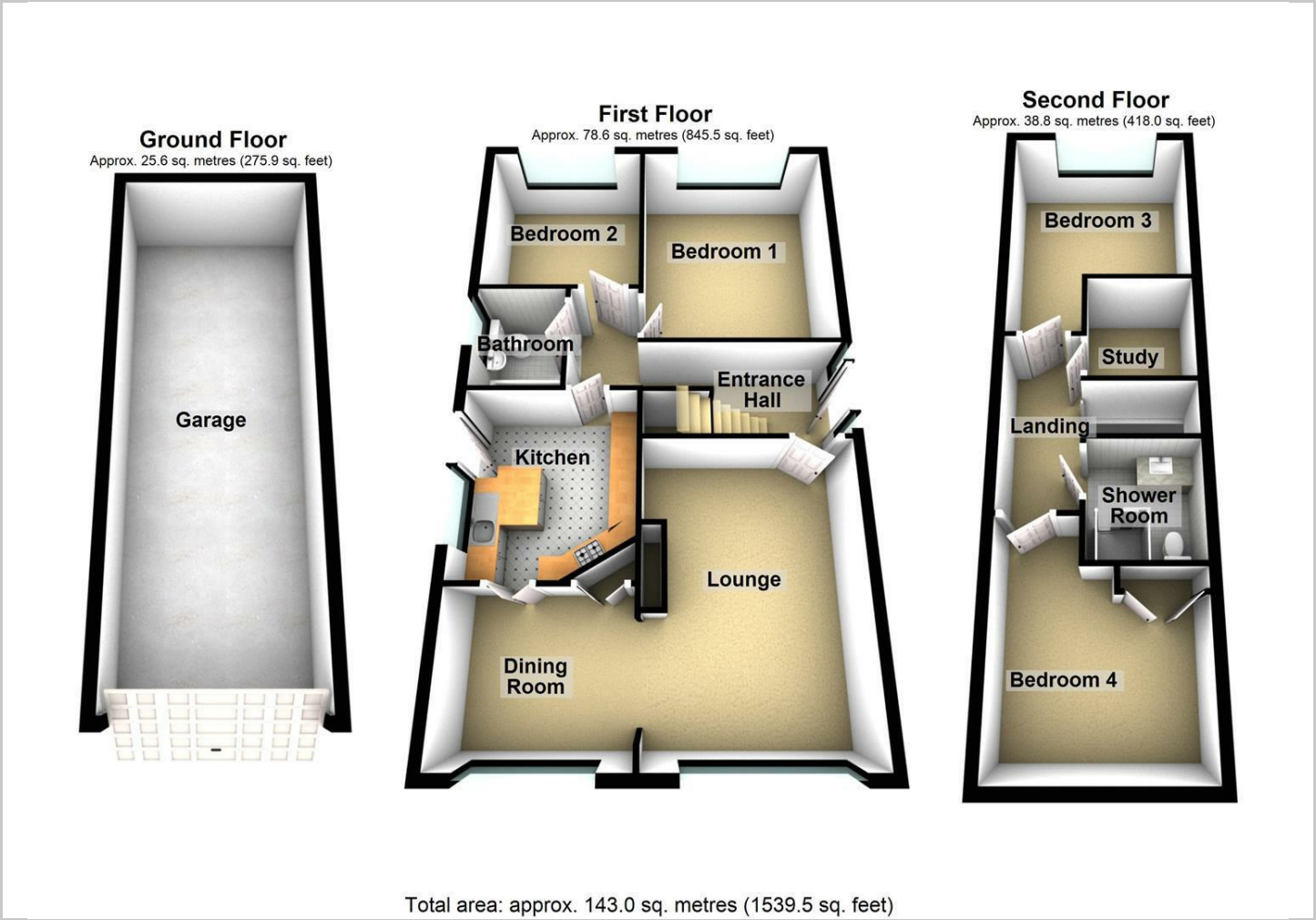
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES

The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.



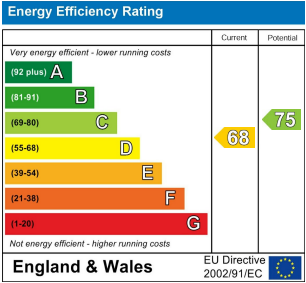
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.