



**Quick & Clarke**  
PROPERTY SPECIALISTS

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**13 Mill Road, Swanland HU14 3PJ**  
**£995,000**

Beverley | Cottingham | Hornsea | Willerby

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- Spectacular, individually designed and built detached modern family home
- No onward chain
- In excess of 3800 square feet of stylish contemporary accommodation
- Five Bedrooms and Five Bathrooms
- Three Receptions
- Outstanding Living Dining Kitchen with Utility off
- Electric gate with long driveway
- Detached Double Garage
- Superb South facing Garden
- EPC Rating: B. Council Tax Band: H

This outstanding detached property was designed and built by the owner to exacting specifications. With large picture windows creating so much light, accommodation in excess of 3800 square feet and so many features to view and appreciate.

The property has a decadence of stylish contemporary accents throughout enjoying a stunning Entrance Hallway with vaulted ceiling and balcony to the first floor, Sitting Room, Family Room/Gym, Study, outstanding Living Dining Kitchen with a host of built-in and integrated appliances and bi-folding doors opening out in the large South facing garden. There is a large Utility Room and Cloaks Room with contemporary Shower Room off.

To the first floor the vast spectacular landing reception has large picture windows to both elevations creating such great light flow with a raised sitting area overlooking the garden. There are four good size Bedrooms, three of which are fitted and have En-suite Bathrooms. The Principal Suite has a spectacular En-suite with four piece suite and Sauna.

To the second floor there is a large fifth Bedroom Suite which was originally going to be a further Sitting, Dining Kitchen, but is utilised as a Bedroom with two walk-in Dressing Rooms and En-suite Shower.

The large South facing garden provides great outdoor space. Electric gates provide access to the vast driveway and down to the Detached DOUBLE garage with EV charger.

Ideally located for commuting to the motorway networks, this property delivers everything you could hope for and more! Offered with no onward chain, viewing is an absolute must!

## LOCATION

### THE ACCOMMODATION COMPRISES

#### GROUND FLOOR

A large composite door in anthracite opens into:

#### ENTRANCE HALLWAY

An impressive entrance hallway with beautifully tiled floor flowing throughout and oak staircase leading to the first floor accommodation, superb vaulted ceiling with glass balcony leading off the first floor landing. Walk-in double storage cupboard shelved out for storage with power and light. Door into:

#### CLOAKS CUPBOARD

Tiled flooring and leading into:

#### SHOWER ROOM

uPVC double glazed window to the side elevation, modern three piece suite in white comprising walk-in shower cubicle, low level w.c. and wash hand basin set in vanity unit, tiled splashbacks to wet areas, tiled floor and extractor.

#### SITTING ROOM

12'4" x 11'10" plus door well (3.76m x 3.61m plus door well)

uPVC double glazed window to the front elevation, beautifully tiled floor and wall mounted TV aerial point.

#### FAMILY ROOM/GYM

15'9" x 12'3" (4.80m x 3.73m)

uPVC double glazed window to the front elevation. Currently used as a gym, this room provides so much space and versatility for family living.

#### STUDY

7'8" x 7'8" (2.34m x 2.34m)

uPVC double glazed window to the side elevation and an internal window overlooking the living/dining kitchen.

#### LIVING/DINING KITCHEN

31'10" x 18'2" (9.70m x 5.54m )

Beautiful tiled flooring flows throughout. There is an orangery area measuring 12'10" x 7'3" having bi-folding doors opening out into the rear garden. The living area features a second set of bi-folding doors leading out into the rear garden and has a large mirrored feature wall.

To the kitchen area there is an extensive range of contemporary curved edge, light dove grey gloss base and wall units with granite work surfaces, integral wine rack, lighting under the wall units, a host of built-in and integrated appliances including a single electric fan oven and a second single electric fan oven with combination microwave, built-in dishwasher, fridge and separate freezer. Sunken sink unit with drainer and mixer tap. The large impressive central island doubles up as a breakfast bar and incorporates a five-ring gas hob with wok burner and retro extractor suspended above. A door leads into:

#### UTILITY ROOM

18'1" x 10'7" (5.51m x 3.23m)

uPVC double glazed window to the rear elevation and door to garden. Units to match those in the kitchen incorporating space and plumbing for a washing machine and space for tumble dryer, tiled flooring and double doors leading into the plant room.

#### FIRST FLOOR

##### VAST, SPECTACULR RECEPTION LANDING

45'6" decreasing to 41'5" x 13'1" (13.87m decreasing to 12.62m x 3.99m)

Feature curved glass 'balcony' with canopy roof overlooking the entrance hallway. To the rear there is an enclosed balcony area with stunning picture windows providing undisturbed views over the rear garden. Ideal as a place to sit down, read and relax. A fixed oak staircase leads to the second floor accommodation.

#### PRINCIPAL BEDROOM

18'3" x 17'8" decreasing to 15'8" to robes (5.56m x 5.38m decreasing to 4.78m to robes)

uPVC double glazed window to the rear elevation, an extensive range of contemporary gloss anthracite and white fitted wardrobes to include double mirrored doors, and two sets of storage drawers, TV aerial point and door leading into:

#### EN-SUITE

11'8" maximum x 7'7" (3.56m maximum x 2.31m)

Stunning four piece white suite comprising recessed panelled jacuzzi spa bath, large walk-in shower cubicle, vanity unit housing low level w.c. and wash hand basin and uPVC double glazed window to the side elevation. Beautifully finished in full height Italian marble tiling. This room also benefits from a timber Swedish Sauna.

#### BEDROOM 2

14'2" x 12'4" decreasing to 10'6" to robes (4.32m x 3.76m decreasing to 3.20m to robes)

uPVC double glazed window to the rear elevation, two sets of gloss anthracite and white fitted wardrobes providing hanging and storage facilities. TV aerial point. A door leads into:

#### EN-SUITE

8'8" x 5'6" (2.64m x 1.68m)

uPVC double glazed window to the side elevation, modern three piece white suite comprising walk-in shower cubicle, vanity unit with large storage drawers housing 'floating' wash hand basin and low level w.c., beautifully finished in full height tiling with matching tiled floor, recessed integral shelving unit, towel radiator and extractor.

#### BEDROOM 3

14'3" x 12'4" decreasing to 10'4" to robes (4.34m x 3.76m decreasing to 3.15m to robes)

uPVC double glazed window to the side elevation, two sets of gloss anthracite and white fitted wardrobes with vanity dressing table and fitted drawers. Access to:

#### EN-SUITE

8'8" x 5'6" (2.64m x 1.68m)

uPVC double glazed window to the side elevation, large walk-in shower cubicle, vanity unit with large storage drawers housing 'floating' wash hand basin and low level w.c. all beautifully finished in full height tiling with matching tiled floor, recessed integral shelving unit, towel radiator and extractor.

#### BEDROOM 4

12'4" x 8'3" (3.76m x 2.51m)

uPVC double glazed window to the front elevation.

#### SECOND FLOOR

##### SMALL LANDING AREA

Access to eaves storage

##### BEDROOM 5/RECEPTION ROOM

36'11" x 11'11" decreasing to 9'6" (11.25m x 3.63m decreasing to 2.90m)

Large uPVC double glazed picture window to the rear elevation with splendid undisturbed views over the garden and Velux roof window to the front elevation.

Access to two walk-in dressing rooms, one of which is fitted with shelves, drawers and hanging space. This area was originally designed as a second floor reception room and could easily be converted back as plumbing and electrics are still in-situ for what was going to be a kitchen area.

#### EN-SUITE BATHROOM

10'5" x 8'3" (3.18m x 2.51m)

Velux roof window, modern three piece suite comprising large walk-in shower cubicle, wash hand basin set on vanity unit with matching unit above and low level w.c. all beautifully finished in full height tiling with matching tiled floor, towel radiator and extractor.

#### OUTSIDE

The property is approached via contemporary electric sliding metal gates. The block sett driveway is vast, extending to the front and side of the property and providing off-street parking for numerous vehicles.

The detached garage is located to the side of the property and measures 19'1" x 8'9" having electric up-and-over door, power and light within, uPVC personal door to the side and uPVC double glazed French doors opening out into the rear garden. This has been cleverly designed for use as a gym, reception room or indeed an entertaining space. Wall mounted EV charger.

The rear garden is of large proportions with a large tiled terrace leading down to a meticulous lawn. Having an established feel and being well presented, there are mature trees to the head of garden, timber fencing and a very good degree of privacy with a Southerly aspect.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



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. Made with Metropix ©2026

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.