



Webb Green, Swanland, HU14 3SL  
£435,000

Philip  
**Bannister**  
Estate & Letting Agents

# Webb Green, Swanland, HU14 3SL

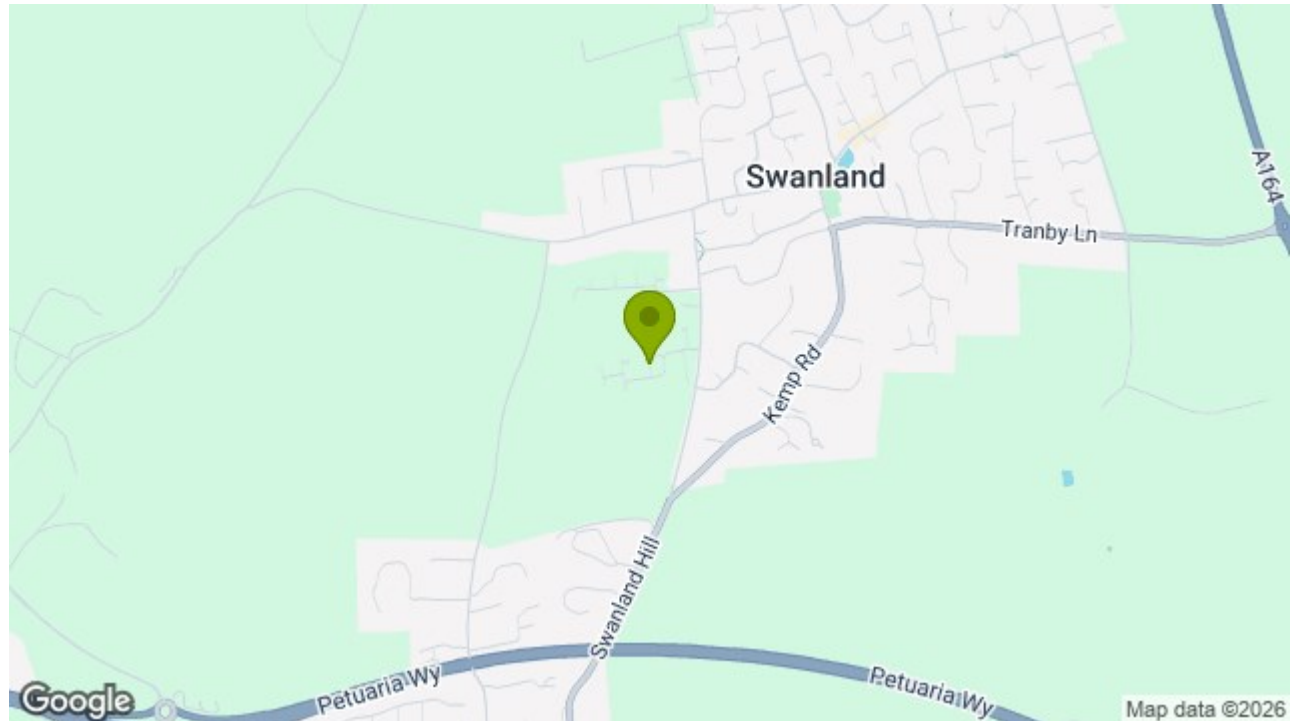
## Key Features

- Detached Family Home
- 4 Excellent Sized Bedrooms
- 2 Reception Rooms
- Open-Plan Kitchen, Dining and Family Area
- Separate Utility Room
- En-Suite To Bedroom 1
- Welcoming Entrance Hall With WC
- Driveway, Garage & EV Charger
- Remaining NHBC Warranty
- EPC = B / Council Tax = F

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

This stunning detached family home, built in 2021, enjoys a prime position within a sought-after modern development, overlooking a charming green space. Designed for contemporary living, the property boasts a spacious and versatile layout, starting with a welcoming entrance hall that includes a convenient WC. The generous lounge provides a perfect space for relaxation, while the second reception room offers flexibility as a study or playroom. The heart of the home is the impressive full-width family dining kitchen, complete with integrated appliances and direct access to the rear garden, complemented by a separate utility room for added practicality.

Upstairs, the property features four well-proportioned bedrooms, ensuring ample space for the whole family. The primary bedroom is a standout, benefiting from a full wall of fitted wardrobes and access to stylish en-suite facilities. A modern family bathroom serves the remaining bedrooms. Externally, the property features gardens to both the front and rear. A side driveway, equipped with an EV charger, leads to a detached garage, providing additional storage and parking.





## ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The welcoming hallway has a staircase leading to the first floor, a useful storage cupboard and a cloakroom/WC off.

#### CLOAKROOM/WC

Fitted with a two piece suite incorporating a wall hung wash basin and concealed cistern WC. There are partially tiled walls and a tiled floor.

#### LOUNGE

17'10" x 11'1" (5.44m x 3.38m)

A spacious front facing lounge with views across a green space to the front elevation.

#### FAMILY DINING KITCHEN

#### KITCHEN AREA

12'2" x 10'9" (3.710m x 3.298m)

The kitchen area is fitted with a comprehensive range of modern wall and base units which are mounted with contrasting worksurfaces beneath matching upstands. There is a stainless steel sink unit which sits beneath a window to the rear which is installed with shutters, and there is a selection of integral appliances include an AEG double oven/grill, ceramic hob beneath an extractor hood, fridge freezer and dishwasher.

#### FAMILY DINING AREA

15'1" x 10'9" (4.62m x 3.29m)

With ample room for dining and seating areas. There are French doors which are mounted with sliding shutters, the doors lead to the rear garden.

## UTILITY ROOM

5'9" x 5'7" (1.77m x 1.71m)

Fitted with units matching those of the kitchen, contrasting worksurfaces with matching upstands, space and plumbing for an automatic washing machine and a door leading to the side driveway.

## STUDY/PLAYROOM

9'11" x 8'3" (3.03m x 2.54m)

A versatile front facing reception room with a window overlooking green space.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard.

### BEDROOM 1

16'1" x 11'1" (4.92m x 3.38m)

A spacious double bedroom with a wall of fitted wardrobes and a pleasant view to the front elevation overlooking green space.

### EN-SUITE

The contemporary en-suite is fitted with a wall hung wash basin, concealed cistern WC and a double width shower cubicle with a thermostatic shower and tiled inset. There is further splashback tiling, a tiled floor and a window to the front elevation.

### BEDROOM 2

12'8" x 11'1" (3.88m x 3.38m)

A generous double bedroom with a window to the rear elevation.

### BEDROOM 3

16'6" (max) x 8'3" (5.03m (max) x 2.54m)

An excellent sized third double bedroom with a window to the front elevation.

## BEDROOM 4

9'0" x 9'0" (2.76m x 2.75m)

A good sized fourth bedroom with a window to the rear.

## BATHROOM

The modern bathroom is fitted with a three piece suite comprising wall hung wash basin, concealed cistern WC, panelled bath with a thermostatic shower over, partially tiled walls, a tiled floor and a chrome heated towel rail. There is a window to the rear elevation.

## OUTSIDE

To the front of the property there is a lawned garden and a footpath which leads to the residential entrance door.

## REAR

The lawned rear garden includes a patio area immediately to the rear of the French doors, timber fencing to the perimeter and gated access from the driveway.

## DRIVEWAY & GARAGE

There is a side driveway which provides off street parking for two vehicles. The driveway leads to a detached garage with up and over door, light and power.

## EV CHARGER

To the side of the property there is an EV charger.

## 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 F. (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, there is however an estate charge of approximately £120 p/a. This should be verified by your legal representatives as it may incur additional charges.

## 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.

## AGENT NOTES.

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the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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## AML

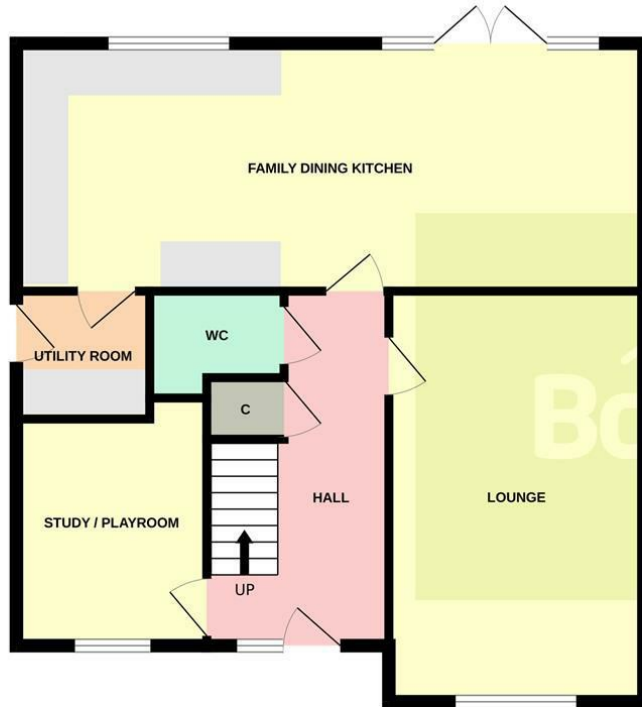
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GROUND FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.5 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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