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grays



4 West Leys Road, Swanland, HU14 3LX

£1,300,000





# 4 West Leys Road

Swanland, HU14 3LX

- RARE PROPERTY OPPORTUNITY
- GATED RESIDENCE
- GENEROUS GARDENS WITH PLOT POTENTIAL
- APPROACHING 0.75 ACRE PLOT SIZE
- COMPLETE PRIVACY
- EXPANSIVE DWELLING AND PLOT
- 5 BEDROOMS AND 4 BATHROOMS
- IMMACULATELY APPOINTED
- ELEVATED ESTUARY VIEWS
- 4500 SQUARE FEET

## OUTSTANDING ONCE IN A LIFETIME OPPORTUNITY WITH ELEVATED ESTUARY VIEWS.

Occupying an established 0.75 acre (approx.) South facing plot in the première location of West Leys Road/Kemp Road, Swanland. This forever family home offers over 4500 square feet of outstanding family living with unrivalled estuary views and offering ready to move in executive living.

The plot in its entirety remains unrivalled in both scale and vistas and is complemented by a mature setting with complete privacy offering an applicant with further development plot potential (subject to the necessary permissions).

Versatile living is provided to 2 floor levels with 3 generous reception spaces taking full advantage of the elevated and Southern facing orientation, with five bedrooms and four bathrooms split over both floors with home gym also.

The arrangement of first floor living space comprises; Entrance Vestibule leading to a spacious reception hallway with cloakroom w.c, Formal Lounge with garden views, Dining Room/Dayroom, Sitting Room, Breakfast Kitchen and a Utility Area. A dedicated hallway gives access to a Principal Suite with Dressing Area and Ensuite with a further double bedroom and Bathroom.

To the ground floor 3 additional bedrooms and 2 bathrooms offer separated living space with Gym/Games Room.

To the exterior a gated drive offers access to a double garage. South facing and expansive terraced gardens exist with privacy provided to all perimeter boundaries.

Given the uniqueness of the opportunity and plot size, the plot comes highly recommended for an internal viewing with the sole selling agent Staniford Grays.



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## GROUND FLOOR

### ENTRANCE VESTIBULE

Accessed via double doors, tiling to floor coverings, leading to...

### ENTRANCE HALLWAY

With wall light points, uPVC privacy window to side, Fired Earth quarry chequerboard floor tiling with feature inlays.

### INNER HALLWAY

With storage cupboard and access to...

### W.C

Traditionally styled with a Fired Earth pedestal basin and w.c, decorative tiling to flooring and splashbacks, uPVC privacy window.

### SITTING ROOM

A versatile space, currently used as a sitting room, with uPVC double glazed windows to the side and rear, laminate to floor coverings, could be used as additional bedroom if required.

15'5" x 11'11" (4.72 x 3.65)

### BREAKFAST KITCHEN

Boasting good levels of natural daylight, windows to the side and rear South facing outlook, access door leading to terrace also, fitted with a range of Rational Kitchens Shaker style wall and base units, complementary solid oak hardwood work surfaces, tiling to splashbacks, large format floor tiling, integrated appliances include 1.5 bowl sink and drainer with mixer tap, Bosch induction hob with extractor canopy, double mid-level ovens, integrated dishwasher, space for a number of freestanding white goods, inset spotlights to ceiling, separate cupboard housing replacement Worcester boiler, space for large breakfast table. Leads to...

16'7" x 15'8" (5.06 x 4.78)

### UTILITY ROOM

With uPVC double glazed window to side, a number of fitted base units, sink and drainer, large format floor tiling, separate cupboard housing meters.

12'5" x 9'5" (3.8 x 2.89)

### DINING / DAY ROOM

A most impressive informal reception space, with inset spotlights to ceiling, feature gas fire, raised dining area section, provides elevated views across the South facing external terrace that really must be seen to be fully appreciated, fitted cabinetry also exists to the day room wall length. Leads into...

22'5" x 29'1" (6.85 x 8.88)

### RECEPTION LOUNGE / SUN ROOM

An expansive formal reception room with laminate to floor coverings, sliding doors leading to external terraced area with elevated garden outlook and full estuary views, additional uPVC double glazed window to side elevation, staircase leading to the sub-floor level and access to...

18'7" x 23'10" (5.68 x 7.28)

### INNER HALLWAY

Providing access to two generously sized double bedrooms and bathroom, cupboard housing hot water cylinder

### PRINCIPAL BEDROOM

With expansive uPVC double glazed windows providing stunning views to the front elevation, a genuine feature to this property is to awake to such genuine privacy and views, a split wall screens the bedroom space, leading to dedicated dressing area with wall light points and inset spotlights to ceiling. Access through to...

20'8" x 19'5" (6.31 x 5.93)



#### EN SUITE BATHROOM

11'10" x 9'4" (3.63 x 2.86)  
With Villeroy & Boch sanitaryware, incorporating freestanding bath with wall mounted tap, walk-in rainfall shower with splash screening, twin basins inset to vanity unit, feature taps, concealed cistern low flush w.c, heated towel rail, inset spotlights to ceiling, Bisazza pearlescent mosaic tiled wall coverings, contrasting floor tiling, uPVC windows to the side and rear elevations.

#### BEDROOM TWO

13'0" x 16'5" (3.98 x 5.02)  
With uPVC double glazed window, of double bedroom proportions, space for freestanding bedroom furniture.

#### BATHROOM

9'5" x 8'9" (2.89 x 2.68)  
With uPVC double glazed window, sunken bath with centrally mounted chrome tap point, inset basin to vanity unit with backlit mirror, tiling to splashbacks, low flush w.c.

#### SUB FLOOR LEVEL

#### HALLWAY

13'10" x 8'8" ext. to 18'2" x 5'3" (4.24 x 2.65 ext. to 5.56 x 1.62)  
(L-shaped). Giving access to three bedrooms, two bathrooms, gym and games room also. Fitted cupboard and additional understairs storage also.

#### BEDROOM THREE

18'4" x 15'4" (4.07 x 4.68)  
With laminate to floor coverings, fitted wardrobes and dresser, door to patio terrace and courtyard and hot tub area.

#### BEDROOM FOUR

17'11" x 18'7" (5.48 x 5.68)  
With laminate to floor coverings, uPVC double glazed window to the South facing elevation, access door to external terrace and gardens, space for freestanding bedroom furniture.

#### BEDROOM FIVE

18'1" x 12'4" (5.52 x 3.78)  
With laminate to floor coverings, uPVC double glazed window to the South facing elevation, access door to external terrace and gardens, space for freestanding bedroom furniture.

#### GYM / GAMES ROOM / BEDROOM SIX

23'3" x 20'8" (7.11 x 6.31)  
A versatile room, with uPVC double glazed windows to the side and rear elevations overlooking the terraced gardens, an expansive space that could be used for a multitude of purposes including further bedroom, with laminate to floor coverings, inset spotlights to ceiling.

#### BATHROOM

9'10" x 8'7" (3.01 x 2.62)  
With oversize inset basin, freestanding bath, corner shower cubicle, concealed cistern low flush w.c, metro style wall tiling, chequerboard floor tiling, inset spotlights to ceiling.

#### SHOWER ROOM

8'6" x 5'10" (2.60 x 1.78)  
With a self contained shower with multijet points, Villeroy & Boch mounted vanity basin, concealed low flush w.c, heated towel rail, feature marine blue and white contrasting floor and wall tiling.

#### OUTSIDE

4 West Leys Road enjoys a prominent elevated plot position abutting both West Leys Road and Kemp Road in Swanland, tapering into the corner. A discreetly positioned landmark family home with post-modern architectural design features throughout and given the size of over 4500 sq feet of living space and entire plot approaching 0.75 of an acre comes recommended for further viewing. Electronically operated access gates lead to a dedicated driveway area, in turn leading to a double garage (5.70m x 5.70m) with electronically operated roller door and offering full power and lighting. Established herbaceous planting, shrubbery and borders feature throughout, offering excellent levels of screening and privacy, with steps leading down to the external South facing landscaped garden. A hot tub patio area extends from the building footprint, with access to a raised terrace with balustraded balcony offering full estuary views, ideal for alfresco entertaining. Terraced gardens are mainly laid to lawn with mature planting throughout, a number of feature trees, a number of split terraced areas feature, all of an unrivalled size. External tap, light points and power sockets. Plot potential subject to the necessary permissions exist towards the end of the plot given the size, with some hope value offered. Any further investigations would need to be undertaken by an onward purchaser should they be looking for develop the plot opportunity further.

#### FIXTURES AND FITTINGS

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

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity are connected. The property has a self-contained septic tank (no mains drainage). We understand the current E.R.Y.C council tax band is 'G'.

#### 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

#### MORTGAGE CLAUSE

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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At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.



Floor Plans



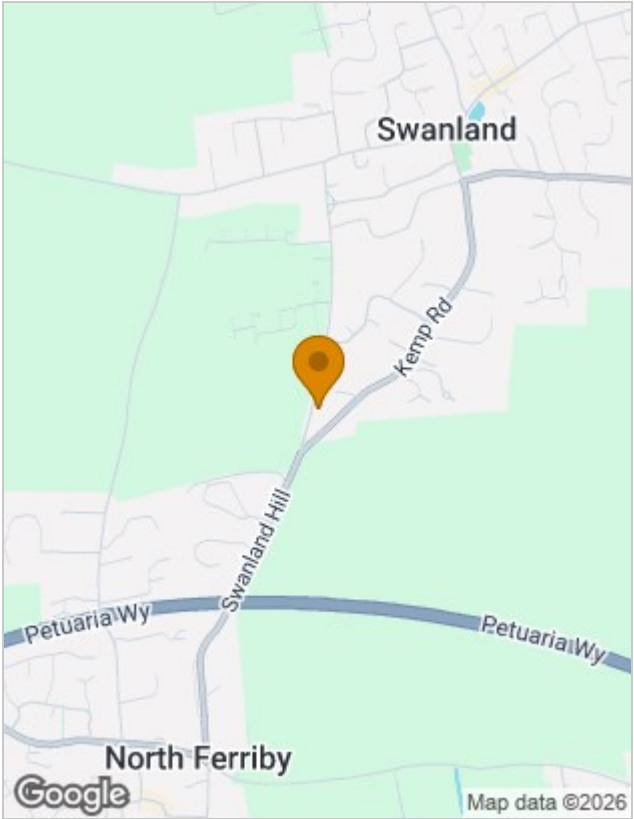
Viewing

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.

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Location Map



Energy Performance Graph

