staniford grays



68 Glenfield Drive, Kirk Ella, Hull, HU10 7UL

£595,000

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- SUPERBLY APPOINTED FAMILY HOME
- IMPRESSIVE DAYROOM EXTENSION
- 5 BEDROOMS
- DISCREET CUL-DE-SAC POSITION
- PRIVATE PLOT POSITION
- HIGH SPECIFICATION THROUGHOUT
- 4 RECEPTION ROOMS
- 4 BATHROOMS
- GENEROUS DRIVEWAY AND DOUBLE GARAGING
- OVER 2200 SQUARE FEET IN SIZE

AN IMPRESSIVE AND LIFESTYLE FAMILY HOME ENJOYING AN ELEVATED CUL-DE-SAC POSITION AND APPROACHING 2200 SQUARE FEET OF LIVING SPACE.

Occupying a private plot with a fully remodelled interior with the heart of the home being an impressive Dayroom Kitchen forming part of a significant extension to the property. The lifestyle appeal continues with 4 reception rooms, 5 bedrooms and 4 bathrooms arranged over 2 floor levels of superior living space.

A significant programme of modernisation has taken place to create this home of genuine lifestyle appeal throughout.

The versatile arrangement of living space to the ground floor comprises; Reception Hallway, Reception Lounge, Sitting Room, Sunroom, Open Plan Kitchen extending to a Dayroom and Dining Area, and ground floor Shower Room.

To the first floor a central landing provides access to 2 Bedrooms with En-suite provision, 3 further Bedrooms and a House Bathroom.

Externally, generous parking for a number of vehicles leads to a double Detached Garage with private rear gardens.

Internal inspection is a must to appreciate the attention to detail throughout and quality of fixtures and living space on offer. The property also benefits as it falls within a strong catchment area for local schools.



GROUND FLOOR

ENTRANCE HALLWAY
A welcoming entrance to this expansive and vastly improved family home. Accessed via composite entrance door, engineered oak flooring, staircase approach to first floor level and access to reception spaces. Hive heating console.

RECEPTION LOUNGE 24'7" x 11'8" (7.51m x 3.56m)
Offering a generous size and used as a formal reception room. With uPVC double glazed window to the front elevation and central focal point provided via a gas fire insert with traditional hearth and decorative surround. To the alternate room length access is provided through double French doors in a uPVC finish to.....

SUNROOM 12'6" x 10'5" (3.83m x 3.20m)
With tiled floor covering and Victorian style roof pitch. Boasting full garden views and a West facing orientation with uPVC windows and French doors to the garden terrace.

SNUG/BEDROOM 6 8'6" x 11'10" (2.61m x 3.61m)
With uPVC window to the front elevation. Accessed from the hallway and kitchen area and potential to be used as a informal reception room or indeed ground floor bedroom.

DAYROOM/DINING/KITCHEN 21'5" x 28'5" (6.55m x 8.67m)
A most impressive and expansive space having been considerably extended to include a multifunctional and lifestyle dayroom. Serving as the heart of this family home, being well styled throughout with immaculately appointed modern style kitchen, boasting contemporary door furniture and colour choices, with contrasting granite work surfaces over, kitchen island with storage and hardwood breakfast bar and hidden retractable sockets. A number of integrated appliances include Neff mid level double oven, oversize 5 ring hob with modern extractor canopy, space for American style fridge and freezer, dishwasher, inset sink and drainer with feature mixer tap, uPVC double glazed window to side garden outlook, inset spotlights to ceiling, oak flooring, pantry style cupboard and pan drawers. Provides access open plan through to the dedicated dayroom and dining area. With twin bi-folding doors, vaulted ceiling height with quad Velux windows, extends to a large reception space with log burning stove and feature tiling. Access through to integral double garage, storage cupboard and wall mounted alarm console.

SHOWER ROOM 6'6" x 5'9" (1.99m x 1.76m)
With modern styling throughout and well appointed sanitaryware comprising; dedicated shower cubicle with showerhead and console, low flush w.c, wall mounted basin, contemporary feature screening to splashbacks, and heated towel rail. Inset spotlights to ceiling.

FIRST FLOOR LANDING
Of an excellent size giving access to five double bedrooms, with balustrade and deep double storage cupboard.

PRINCIPAL BEDROOM 16'4" x 11'3" (4.99m x 3.45m)
With uPVC double glazed window to the elevated garden outlook, fitted wardrobe and locker storage offering a mix of storage solutions. Access through to...

ENSUITE 8'2" x 9'6" (2.51m x 2.92m)
With uPVC double glazed privacy window to rear. Immaculately styled with Duravit appointed sanitaryware. Bath with retractable shower hose and wall recess, double shower cubicle incorporating rainfall showerhead, wall mounted oversize basin inset to vanity unit, backlit mirror, concealed cistern w.c, large format porcelain tile detailing and floor covering, inset spotlights to ceiling and heated towel rail.





GUEST BEDROOM 12'0" x 11'4" (3.68m x 3.46m)
With uPVC double glazed window to the front elevation, fitted wardrobe and locker storage and access through to...

ENSUITE 6'7" x 6'6" (2.01m x 2.0m)
With dedicated shower cubicle with showerhead and console, low flush w.c, pedestal basin, tiling to splashbacks and floor covering. Privacy window to the front elevation, inset spotlights and heated towel rail.

BEDROOM 3 12'8" x 11'7" (3.88m x 3.55m)
Suitably sized to accommodate double bed, with fitted wardrobes and uPVC window to rear.

BEDROOM 4 13'9" x 11'9" (4.21m x 3.59m)
Suitably sized to accommodate double bed, with fitted wardrobes and uPVC window to front.

BEDROOM 5/HOME OFFICE 10'5" x 7'5" (3.20m x 2.27m)
Suitably sized to accommodate double bed, with fitted furniture and uPVC window to frontage.

FAMILY BATHROOM 8'5" x 6'5" (2.58m x 1.98m)
Having been fully remodelled to a high standard incorporating a four piece suite, including freestanding shower cubicle with rainfall head, panelled bath, basin inset to vanity unit, low flush w.c, tiling to splashbacks, heated towel rail, inset spotlights to ceiling, privacy window to the rear elevation.

DOUBLE INTEGRAL GARAGE 17'4" x 15'8" (5.30m x 4.80m)
With full power and lighting and plumbing and counterspace for utilities and other white goods. Access door to the side also.

EXTERIOR
Glenfield Drive offers a street scene of a number of executive styled detached properties, with the property itself boasting a pleasant frontage and being situated in a tranquil cul-de-sac, offering ready to move in living.
A brick sett driveway offering ample parking provision and leads to a detached double garage with electronically operated access door, full power and lighting and personnel door to side.
Gated access leads to a private and established rear garden, with patio terrace extending from the immediate building footprint, a laid to lawn grass section, established planting and shrubbery to full boundary perimeters, shed store (with power and lighting), external tap, light points and power sockets also. A further screened area also offers a hot tub (available through separate negotiation).
Given the privacy and seclusion to the rear, the property comes recommended for further inspection via the sole selling agent Staniford Grays.

The property remains conveniently positioned with excellent access to the A63/M62 corridor, offering an excellent catchment area for primary and secondary schools.

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 'F'.

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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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.

PROPERTY PARTICULARS-DISCLAIMER
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

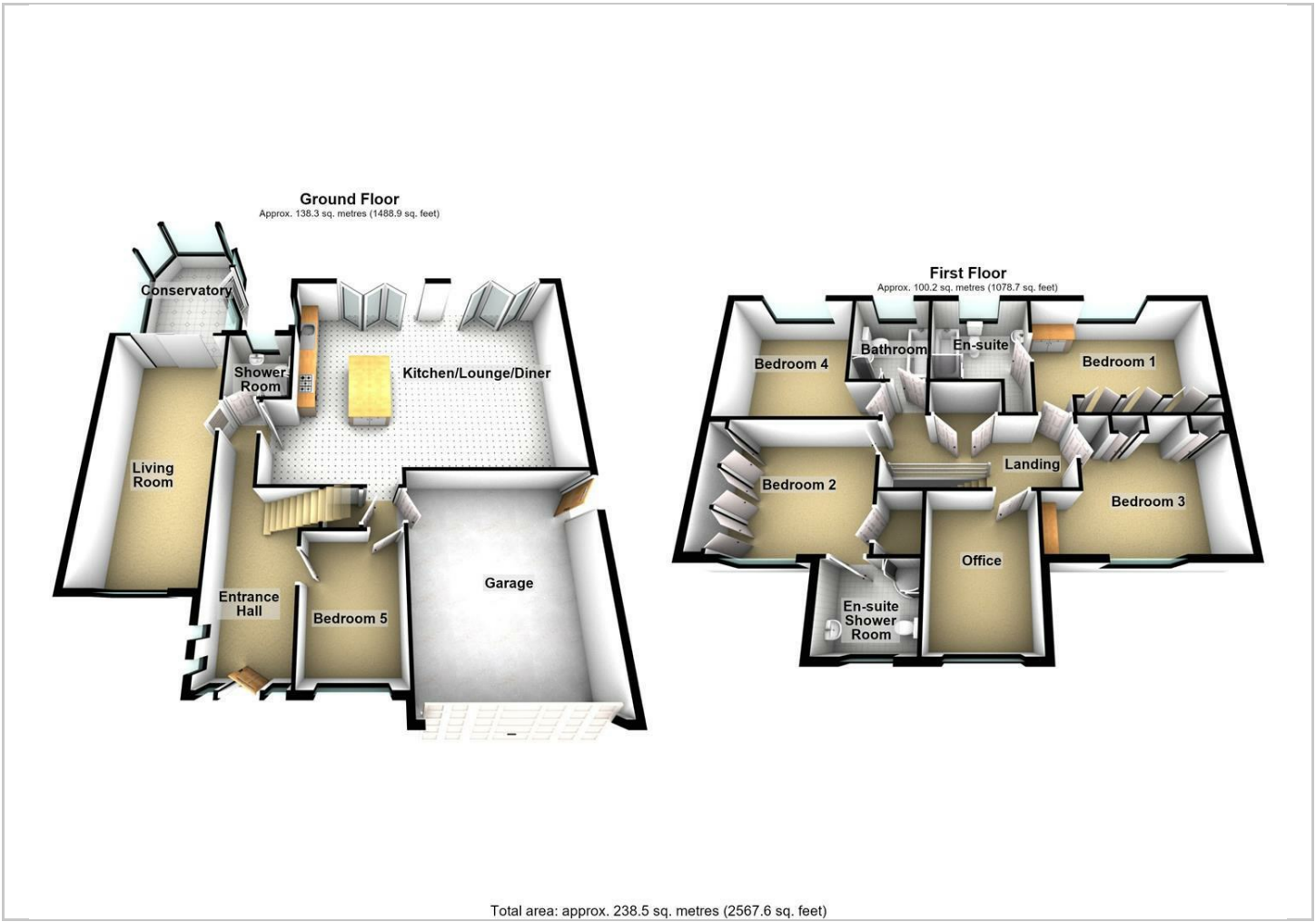
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If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as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

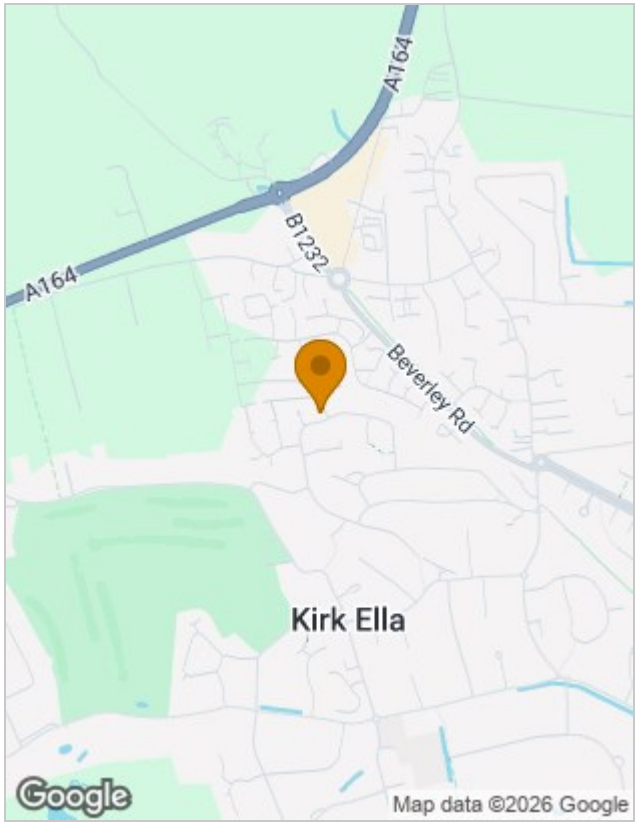
FEES
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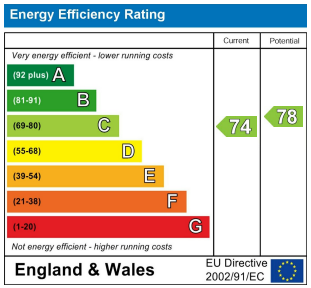
Floor Plans



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.

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