

staniford
grays



Bluberi, 94 Main Street, Swanland, HU14 3QR

Offers Over £525,000





Bluberi, 94 Main Street

Swanland, HU14 3QR

- ELEVATED PLOT POSITION
- FLEXIBLE GROUND AND FIRST FLOOR LIVING
- EXTENDED TO REAR
- HIGH SPECIFICATION
- GATED AND DOUBLE GARAGING
- SOUTH FACING GARDENS
- DECEPTIVELY SPACIOUS
- LIFESTYLE HOME
- GENEROUS DRIVEWAY

FULLY RENOVATED AND EXTENDED HOME WITH LIVING ACCOMMODATION IN EXCESS OF 2500 SQUARE FEET.

Discreetly positioned upon an elevated plot, this contemporary styled family home has undergone a full scheme of upgrade having been considerably extended to provide a versatile layout with 4/5 bedrooms and two bathrooms with the heart of the home being an impressive and vaulted open plan Dayroom/Kitchen.

Attention to detail really is evident throughout with viewing coming highly recommended for families.

The smartly appointed accommodation comprises; Reception Hallway, ground floor Bedroom, Sitting Room/Bedroom, Shower Room, Open Plan Dayroom/Dining Kitchen, separate South facing Lounge with doors onto private and gated rear garden.

To the first floor a landing gives access to deep storage and 3 Double Bedrooms with a large and luxuriously appointed Family Bathroom.

Ample parking provision, with secure gated access to a double garage.

Private and well screened south facing gardens feature to the rear making this a genuine lifestyle property given the improvements made.

Internal viewing highly recommended to appreciate the size and quality of property on offer.



Offers Over £525,000



GROUND FLOOR

ENTRANCE HALLWAY

A spacious reception hallway being accessed from a composite style entrance door with complementary window to side, staircase approach to first floor level with exposed oak balustrade and spindles, Kardean floorcoverings, deep storage cupboard housing gas/electric meters with RCD for house, wall mounted security alarm console, Ubiquiti wi-fi extender, Wiser Drayton thermostatic control, smoke alarm. Internally, the property benefits from hardwood internal doors, contemporary style thermostatic radiators. Gives access to the main reception space, two ground floor bedrooms and ground floor shower room.

BEDROOM FOUR / SITTING ROOM

With Kardean flooring, uPVC double glazed window to front elevation, a flexible room used currently as an informal snug.

10'8" x 8'9" (3.26 x 2.69)

BEDROOM FIVE

With uPVC double glazed window to the front outlook, of double bedroom proportions, currently used as a study with internet ethernet cables/router connection.

9'2" x 14'3" (2.80 x 4.36)

SHOWER ROOM

Immaculately appointed throughout with large format tiling to floor and splashback wallcoverings with chrome trim border inlay, corner shower cubicle with thermostatic rainfall showerhead and console, low flush w.c with thermostatic chataff hose, pedestal basin, chrome heated towel rail, illuminated mirror, inset spotlights to ceiling, TwinTec water softener.

6'7" x 6'6" (2.02 x 1.99)

RECEPTION LOUNGE / DINING ROOM

(Extending to 3.61m x 3.21m)
Double glazed hardwood doors lead through to an impressive, bright and spacious lounge/dining room area, Kardean floorcoverings, suitably sized to accommodate large furniture suite, a central focal point is provided via a traditionally styled stone hearth and fireplace with gas fire insert, ceiling and wall light points, uPVC double glazed windows to the side elevation, oversize patio door leads to the rear garden.

19'4" x 15'2" (5.91 x 4.63)

Open plan through to a dedicated dining area, Kardean flooring continuing, uPVC double glazed windows to side elevation, currently used as an informal sitting room, double glazed hardwood internal doors through to...



KITCHEN / DAY ROOM

(at longest and widest point)

Serving as the heart of this family home having been considerably extended, with a most impressive and highly specified kitchen leading through to a day room extension with vaulted ceiling height, thermostatically controlled underfloor heating independent from the main central heating.

The kitchen features bespoke Tulip wood wall and base units manufactured by The Original Woodworking Company Ltd (with a lifetime guarantee), complementary plate rack and storage, butchers block, pull-out pantry, oversize range cooker, concealed Ingenook style extractor, Spanish Orinoco Sensa granite work surfaces and upstands by Cambrian Granite, 2.5 bowl sink and drainer with hose tap and water filter, recess space for American style fridge freezer, integrated dishwasher, Karndean flooring, undercabinet lighting, feature circular window to side elevation, inset spotlights to ceiling.

Extends open plan through to day room, with full vaulted ceiling heights, an abundance of natural daylight provided via Velux rooflights, feature window to roof pitch, full bifolding doors to the rear, French doors and additional windows to the patio terrace, immaculately appointed Tulip wood cabinetry with Spanish Orinoco Sensa granite work surfaces and upstands continuing, glazed cabinetry, corner bar unit, inset spotlights to ceiling, suitably sized to accommodate large dining suite, Ubiquiti wi-fi extender for rear house and garden area, Really must be seen to be fully appreciated, given the high specification and detail throughout.

FIRST FLOOR

LANDING

Gives access to three bedrooms and house bathroom, with Velux rooflight to stairwell, fitted walk-in wardrobe, Ubiquiti wi-fi-extender, smoke alarm.

PRINCIPAL BEDROOM

With uPVC double glazed window to the front facing elevation, of double bedroom proportions with Tulip wood fitted wardrobes, drawers and storage cupboards, eaves storage.

15'1" x 11'11" (4.62 x 3.65)

BEDROOM TWO

With uPVC double glazed windows to the rear elevation, of double bedroom proportions with sliding wardrobes, eaves storage, storage cupboard housing Ideal Vogue S32 central heating boiler, hot water cylinder (annually serviced) and manifold for solar panel system.

12'3" x 8'0" (3.74 x 2.46)

BEDROOM THREE

With uPVC double glazed window to the rear and of double bedroom proportions, space for freestanding bedroom furniture.

10'2" x 10'4" (3.10 x 3.15)

HOUSE BATHROOM

Well appointed throughout with highly specified contemporary style sanitaryware comprising of freestanding bath with chrome tap point and showerhead, low flush w.c with thermostatic chataff hose, twin basins upon granite topped vanity storage units, Italian Plus-ton walk-in double shower tray with glazed shower screen, thermostatic rainfall showerhead and separate directional hose also, four thermostatically controlled chrome towel rails, illuminated mirror, large format tiling to floorcoverings and splashbacks, inset spotlights to ceiling, automatic humidity fan, uPVC privacy window to the side elevation.

13'6" x 7'7" (4.12 x 2.33)

OUTSIDE

Being well positioned in the centre of Swanland village, yet being discreetly positioned given its elevated position upon Main Street. A generous brick sett driveway provides ample parking provision for multiple vehicles to the frontage, with established planted borders and shrubbery to the terraced front gardens, security lighting and cameras, 7kW Pod-Point electric car charger.

Access leads around the side of the property, in turn via secure Accoya double driveway gates leading through to Double Garage (4.90m x 5.21m) with electronically operated access door, personnel access door to side, with security alarm system and full power and lighting.

To the rear a patio terrace extends from the building footprint suitable for alfresco dining, being well screened and of a South facing orientation, elevated terraced gardens provide a trove of features, with pond and waterfall, established planting, shrubbery and herbaceous perennial borders, dedicated summer house with lighting and 13amp power sockets, dedicated glasshouse, garden shed, further hard landscaped area and walkway, rear boundary perimeter offers excellent levels of privacy, external tap, lighting and 13amp power sockets.

AGENTS NOTE

The property has been lovingly remodelled, extended and improved to create an immaculately appointed family home, offering deceptively spacious living that only an internal viewing will truly highlight. Viewing available via the sole selling agent Staniford Grays.

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

MORTGAGE CLAUSE

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

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

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.

2 West End, Swanland, HU14 3PE
Tel: 01482 631133 Email: swansales@stanifords.com

Location Map



Energy Performance Graph

