



1 Sykes Close, Swanland

£622,500



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1 Sykes Close, Swanland

- *Idyllic village location on the edge of the Yorkshire Wolds*
- *Incredibly spacious former show home*
- *Double garage*
- *Hot tub*
- *EV charger*

Are you outgrowing your current home? This former show home was built for family life. From the welcoming central hallway to the "hub of the home" kitchen and day room, there is space for everyone to thrive. The private garden, complete with its own hot tub, offers a safe and fun sanctuary for all ages. Work from home in the quiet large office, or relax in one of the two distinct living areas. Upstairs there are 5 spacious rooms, supported by two en-suites and a large family bathroom.

Swanland is a highly sought-after village, renowned for its strong community feel and excellent local amenities. The village offers everything you need, from a lively pub to tennis courts! It boasts highly regarded primary school and an independent school within easy reach, offering great educational opportunities. The village provides safe green spaces for outdoor activities and is well-connected for commutes, ensuring that everything a family needs is close at hand.





Hallway

3.96m x 3.91m (12'11" x 12'9")

The large covered porch, featuring an attractive arched detail, opens into a welcoming hallway with a wide central staircase that divides into dual flights. A solid wood front door, with side half-lites, enhances the entryway, while the practical laminate flooring completes the space beautifully. There is an alarm system for added security.

Kitchen/Diner

7.87m x 4.13m (25'9" x 13'6")

The kitchen is fitted with a modern range of cabinets, beautifully complemented by a luxury stone worktop and tiled flooring. A large central island in a contrasting colour provides excellent storage and casual seating, and also accommodates the 5 rings gas hob with an overhead extractor, along with an under-counter wine fridge. A large sink with drainer grooves is positioned beneath the window. There are all the appliances one can desire, from a Siemens dishwasher to a range of ovens, including dual electric, microwave, and steam oven, all by Bosch and the American-style fridge freezer.



Sitting Room

4.4m x 3.65m (14'5" x 11'11") into bay

Overlooking the front of the property, this room enjoys a charming bay window that fills the space with natural light, complemented by carpet flooring.



Family Room

4.62m x 3.15m (15'1" x 10'4")

A seamless extension of the kitchen, this bright day room shares the same tiled flooring and enjoys abundant natural light from a series of Velux roof and vertical windows, plus a wood-framed patio doors that provide direct access to the garden.

Lounge

7.16m x 3.82m (23'5" x 12'6")

This spacious room features a large brick-built fireplace housing a modern gas fire. The space is finished with carpet flooring, and direct access to the garden is provided via a set of UPVC doors allowing natural light to flow in.

Cloakroom

1.52m x 1.13m (4'11" x 3'8")

Functional room fitted with a closed-coupled WC, corner wash hand basin with pedestal, and laminate flooring.



Cupboard

2.71m x 0.81m (8'10" x 2'7")

Useful large storage cupboard.

Study

3.85m x 2.27m (12'7" x 7'5")

Generously size study with two large windows affording views over the front aspect of the property. The room is fitted with a modern range of coordinated furniture, including a desk, drawers and shelves, and laminate flooring.

Utility Room

2.55m x 1.52m (8'4" x 4'11")

Featuring a series of cupboards, a practical large low-level sink, and tiled flooring. A door also provides access to the outside.



Master Bedroom

5.75m x 4.07m (18'10" x 13'4")

A spacious room of irregular shape with views over the garden. The room features a large seven-doors white wardrobe providing plenty of storage space.

Ensuite 1

4.07m x 1.74m (13'4" x 5'8")

A fully tiled, modern en-suite bathroom featuring double wash hand basins with storage, a large mirror with integrated lighting, a double shower enclosure, a suspended WC, and a heated towel rail.

Bedroom 2

4.1m x 3.76m (13'5" x 12'4")

Large double room with two windows overlooking the leafy front aspect of the property and featuring a double built-in wardrobe and carpet flooring.





Ensuite 2

3.18m x 1.46m (10'5" x 4'9")

The en-suite to the second room is half tiled and feature a suite with a traditional single basin with pedestal, closed couple WC and shower cubicle.

Bedroom 3

4.13m x 3.16m (13'6" x 10'4")

Comfortable double room with a window overlooking the front aspect of the property and featuring build-in storage and carpet flooring.

Bedroom 4

3.34m x 3.62m (10'11" x 11'10")

Lovely double bedroom overlooking the garden with a double white wardrobe and two sets of practical corner shelves. Carpet flooring.



Bathroom

2.78m x 1.89m (9'1" x 6'2")

Modern, fully tiled bathroom featuring a contemporary three-piece suite comprising a wash hand basin, close-coupled WC, and a bathtub. The room also benefits from two built-in storage units and a window that floods the space with natural light.

Bedroom 5

3.64m x 2.65m (11'11" x 8'8")

This bright bedroom is currently used as a dressing room and is well equipped with coordinated white lacquer-finished furniture. A full bank of wardrobes runs the entire length of one wall, complemented on the opposite side by a chest of drawers, a dressing table and a further wardrobe, creating a beautifully balanced and organised space. Carpet flooring.

Double Garage

6.17m x 6.09m (20'2" x 19'11")



Outside

There is an attractively-laid out front garden featuring a series of paths leading to the wide covered porch. The paths are flanked by a variety of shrubs and flowerbeds.

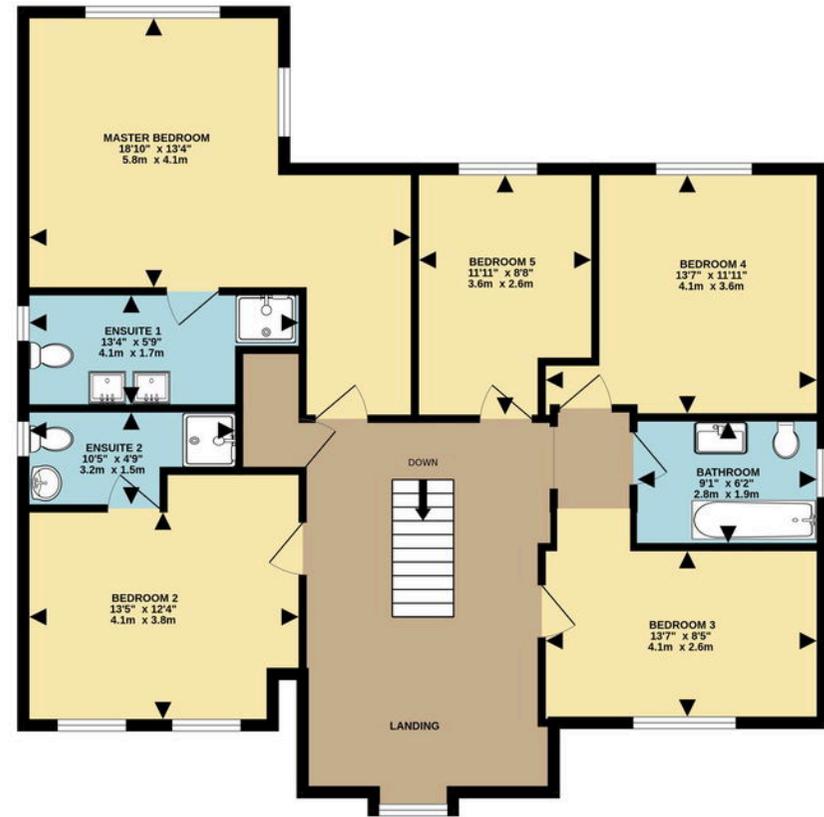
The low-maintenance rear garden is generously wide and planted with a range of well-established shrubs. Mature trees offer privacy, making it an ideal setting for enjoying the hot tub tucked away in the corner.

Property of traditional brick and tile construction. EPC C, Council Tax Band G, FTTP broadband, all utilities connected to mains

GROUND FLOOR
1346 sq.ft. (125.0 sq.m.) approx.



1ST FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA : 2501 sq.ft. (232.4 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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