

# staniford grays



14 Bluebell Drive, Leven, HU17 5AD

£335,000





# 14 Bluebell Drive

Leven, HU17 5AD

- NEARLY NEW PETER WARD "HARTFORD" DESIGN BUILT CIRCA 2023
- APPROXIMATELY SEVEN YEARS REMAINING ON THE NHBC WARRANTY
- FOUR GENEROUS DOUBLE BEDROOMS
- IMPRESSIVE KITCHEN DINING DAYROOM
- OFF STREET PARKING AND SINGLE GARAGE
- UPGRADED FINISHES IN ADDITIONS TO PETER WARD SPECIFICATION

Set within the Old Millers Rise development on the edge of the charming East Yorkshire village of Leven, this beautifully presented four bedroom detached home was built by Peter Ward circa 2023 to an impeccably high standard. With approximately seven years of the original NHBC warranty remaining, buyers can move in with complete confidence and real peace of mind.

The heart of the home is an impressive kitchen/day room, a wonderfully sociable space measuring over 18 feet in length and fitted with upgraded appliances. This is the kind of kitchen designed for family life at its fullest. Sliding patio doors open seamlessly to the beautifully colourful rear garden, with its generous patio, flooding the space with natural light.

The separate lounge is a real retreat, a room to properly unwind in, made all the more inviting by a broad bay window to the front aspect. A useful utility room and a downstairs WC complete the thoughtfully arranged ground floor.

Upstairs, the home continues to impress. The principal bedroom benefits from its own en-suite shower room fitted with a mixer shower. Three further double bedrooms and a contemporary family bathroom serves the remainder of the first floor.

A garage, off street parking and a beautifully colourful and enchanting landscaped garden with patio.

Get in touch and book your viewing today!



£335,000



## ACCOMMODATION COMPRISES

**ENTRANCE PORCH** 4'0" x 4'0" (1.23m x 1.22m )  
Composit entrance door with privacy glass panel and vinyl flooring.

**LOUNGE** 19'3" x 11'3" (5.87m x 3.44m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed bay window.

**KITCHEN/DINER** 18'2" x 12'11" (5.55m x 3.96m )  
Wooden door with chrome handles, uPVC sliding patio doors to the rear garden, rear aspect uPVC double glazed window, tiled floor, ceiling spotlights, pendant light fitting, a range of wall and base units, composite one and a half bowl drainer sink with mixer tap, integrated five ring induction hob, electric oven, chrome extractor hood, dishwasher, glass splash backs and an under stairs storage cupboard.

**UTILITY ROOM** 9'2" x 5'2" (2.81m x 1.60m )  
uPVC side door with glass panel, tiled floor, pendant light fitting, work top with base unit, plumbing for a washing machine and space for a second under counter appliance.

**CLOAKROOM/WC** 5'3" x 3'6" (1.61m x 1.07m )  
Wooden door with chrome handles, pendant light fitting, tiled floor, rear aspect uPVC privacy window, low flush WC, pedestal wash hand basin with mixer tap and a chrome towel radiator.

**STAIRCASE AND LANDING** 12'2" x 11'6" (widest and longest) (3.73m x 3.53m (widest and longest))  
Carpeted floor, pendant light fitting, wooden banister with spindles, loft hatch and airing cupboard.

**PRINCIPAL BEDROOM** 14'4" x 9'11" (4.38m x 3.03m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, two rear aspect uPVC double glazed windows and fitted mirrored door sliding wardrobes.

**ENSUITE SHOWER ROOM** 7'1" x 5'7" (2.17m x 1.72m )  
Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed privacy window, towel radiator, half pedestal wash hand basin with mixer tap, shower enclosure with mixer shower, low flush WC and extractor fan.

**BEDROOM TWO** 11'7" x 8'11" (3.55m x 2.74m )  
Wooden door with chrome handles, carpeted floor, pendant light fitting, front aspect uPVC double glazed window and fitted sliding mirrored wardrobes.



**BEDROOM THREE**

14'8" x 8'6" (4.48m x 2.60m )

Wooden door with chrome handles, pendant light fitting, front aspect uPVC double glazed window with sliding mirrored door fitted wardrobes.

**FAMILY BATHROOM**

7'5" x 5'6" (2.27m x 1.69m )

Wooden door with chrome handles, tiled floor, ceiling spotlights, side aspect uPVC double glazed privacy window, low flush WC, half pedestal wash hand basin with mixer tap and a towel radiator.

**BEDROOM FOUR**

9'10" x 9'5" (3m x 2.89m )

Wooden door with chrome handles, pendant light fitting, rear aspect uPVC double glazed window and fitted sliding mirrored door wardrobes.

**GARAGE**

15'1" x 8'3" (4.60 x 2.54m )

With manual up and over door, upgraded flooring, power and light.

**EXTERIOR**

To the front a block paved drive with parking for multiple vehicles with gravel and shrub borders. Wooden side gate with flagged path to the rear garden and EV charger. To the rear a landscaped lawn garden with a garden pergola and flagged patio area, with young trees and planted borders with wooden fence surround.

**AGENTS NOTE**

It is worth mentioning that the current owners selected the highest finishes available when they purchased the property in addition to the full Peter Ward specification as well as significantly enhancing the garden with a range of shrubs, plants and trees. The property is also fitted with burglar alarm, integrated TV ariel and hi speed broadband connections throughout.

**COUNCIL TAX:**

We understand the current Council Tax Band to be D

**SERVICES :**

Mains water, gas, electricity and drainage are connected.

**TENURE :**

We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**

Stanford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

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

**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**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

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.



## Floor Plans



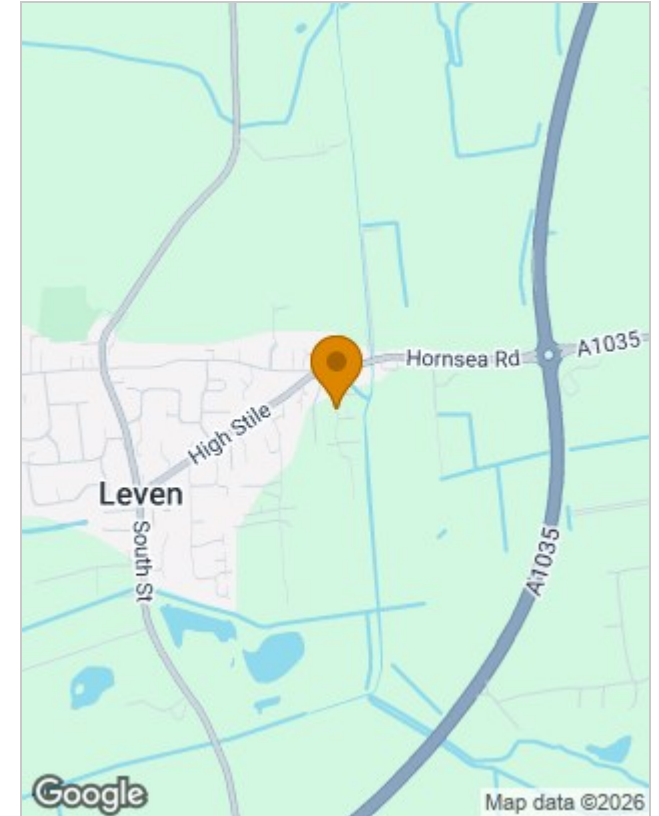
## Viewing

Please contact our Beverley Office Office on 01482 866304 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.

18 North Bar Within, Beverley, East Riding of Yorkshire,  
Tel: 01482 866304 Email: bevsales@stanifords.com

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		93
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	