staniford grays



10 The Fairway, West Ella, Hull, HU10 7SB

£995,000

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- ELEVATED GOLF COURSE VIEWS
- GATED DRIVEWAY AND DOUBLE GARAGING
- 5 BEDROOMS
- OVER 3500 SQUARE FEET OF LIVING SPACE
- EXECUTIVE FAMILY LIVING
- ESTABLISHED AND GENEROUS PLOT
- UP TO 5 RECEPTION SPACES
- 3 BATHROOMS + W.C.
- HIGHLY REGARDED FAIRWAY SETTING

OUTSTANDING FAMILY HOME OFFERING A BLEND OF TRADITIONAL EXTERIOR APPEAL WITH UNRIVALLED GOLF COURSE VIEWS.

Occupying an established plot in the première location of The Fairway in West Ella, this family home has been improved over the years to create an outstanding residence.

Benefiting from a wealth of roadside appeal, this detached family home is complemented by numerous traditional features internally with a number of remodelled elements, yet still offering scope for improvements to an owners taste.

Boasting up to 5 generous reception spaces to the ground floor and taking full advantage of the elevated golf course views, with five bedrooms and three bathrooms to the first floor level.

The versatile arrangement of ground floor living space comprises; Entrance Vestibule leading to a spacious reception Hallway, Formal Lounge with garden views, Dining Room/Sitting Room, Cinema/Bar Room, Dayroom open plan to the Dining Kitchen and a Utility Area with access to an integral garage and Cloakroom W.C.

To the first floor level a gallery style landing provides access to a Principal Suite with Dressing Room and En Suite Shower Room, Guest Bedroom with En Suite provision and a further Three Double Bedrooms and Family Bathroom.



ENTRANCE VESTIBULE
Accessed via hardwood double entrance doors into...

RECEPTION HALLWAY
With feature return staircase leading to first floor, a generous hallway leads to ground floor reception spaces.

CLOAKROOM / W.C
With pedestal wash hand basin, tiling to splashbacks, low flush w.c.

RECEPTION LOUNGE 20'2" x 17'3" (6.17 x 5.26)
Of an excellent size, used currently as a formal reception space, with rear facing uPVC double glazed bay window, French doors lead to patio terrace with elevated garden and golf course views, oak flooring, oversize marble fireplace with electric fire insert.

DINING KITCHEN 24'2" x 16'9" (7.38 x 5.11)
(at longest and widest point)
Being the heart of this family home with full aspect over rear garden and beyond, boasting a dedicated kitchen area leading open plan through to informal dining space, French doors lead to patio terrace, uPVC double glazed window to rear also. Traditionally styled with a range of fitted wall and base units, solid granite work surfaces, kitchen island, integrated appliances include dishwasher, Aga range cooker with gas hob and electric ovens, twin ceramic Belfast sinks, space for American style fridge freezer.
Being open plan through to...

LIVING ROOM / DAY ROOM 22'0" x 11'0" (6.71 x 3.36)
Used currently as a more informal reception space with uPVC double glazed bay window, good levels of natural daylight, full height brick fireplace with cast iron gas stove.

UTILITY ROOM 12'11" x 9'8" (3.96 x 2.97)
Providing access to the rear garden. A range of fitted wall and base units, laundry chute from principal bedroom, inset sink and drainer, plumbing for washing machine, space for further white goods. Access to integral double garage.

W.C
With inset basin, tiling to splashbacks and low flush w.c.

FORMAL DINING ROOM 15'7" x 12'3" (plus bay) (4.75 x 3.74 (plus bay))
With window to front and side elevations boasting generous proportions throughout.

ENTERTAINMENT ROOM / RECEPTION THREE 16'9" x 12'3" (5.13 x 3.74)
A versatile reception space, with fitted bar area with inset sink, double doors lead to patio terrace, has potential to be used as a sitting room/ cinema room / snug.

FIRST FLOOR

LANDING
Return staircase gives access to five generously appointed bedrooms, feature window to mid-landing, deep storage cupboard.

PRINCIPAL SUITE





DRESSING ROOM
With fitted wardrobes to wall length, leading to...

PRINCIPAL BEDROOM 15'5" x 13'9" (4.70 x 4.20)
With full height walk-in bay window, of generous proportions with ample space for freestanding bedroom furniture. Leads to...

EN SUITE BATHROOM 13'9" x 6'5" (4.20 x 1.98)
Immaculately appointed in a traditional style, an impressive five piece suite comprising of freestanding bath, separate shower cubicle, low flush w.c, twin wash hand basins into vanity storage unit, tiling to splashbacks and floorcoverings, storage cupboard housing laundry chute to utility room, window to rear elevation.

BEDROOM TWO 16'5" x 14'11" (5.01 x 4.57)
With uPVC double glazed window to the rear golf course views, of double bedroom proportions with space for freestanding bedroom furniture.

EN SUITE SHOWER ROOM
With self contained shower cubicle, low flush w.c, pedestal wash hand basin, tiling to splashbacks and floorcoverings.

BEDROOM THREE 15'5" x 12'2" (4.70 x 3.71)
With uPVC double glazed window to front outlook, deep storage cupboard, of double bedroom proportions.

BEDROOM FOUR 14'1" x 12'2" (4.31 x 3.73)
With uPVC double glazed window to rear offering garden and golf course views.

BEDROOM FIVE 12'5" x 10'11" (3.80 x 3.35)
With uPVC double glazed window to frontage, of double bedroom proportions, space for freestanding bedroom furniture.

HOUSE BATHROOM 16'9" x 12'1" (5.11 x 3.70)
Generously sized main family bathroom, with large walk-in linen cupboard, five piece suite comprising of freestanding bath, shower cubicle with wall mounted showerhead and console, low flush w.c, twin wash hand basins inset to storage vanity unit, Travertine tiling to splashbacks and floorcoverings.

OUTSIDE
Ideally positioned within the popular residential setting of The Fairway, being surrounded by a number of similarly styled executive detached family homes.
The subject dwelling is accessed via a pillared and gated entrance, with expansive block sett driveway leading in turn to an integral double garage. Herbaceous shrubbery to borders and laid to lawn grass section extends around the building footprint, giving access to the well appointed and immaculate rear gardens.
The rear garden features a large sun terrace extending from the immediate building footprint to the back and side, suitable for alfresco dining and offering elevated golf course views, an expansive laid to lawn grass section features, with rockery, additional deck terrace, shed, pathway, external tap, power sockets and light points.
Given the plot size and privacy comes recommended for further inspection 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

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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.

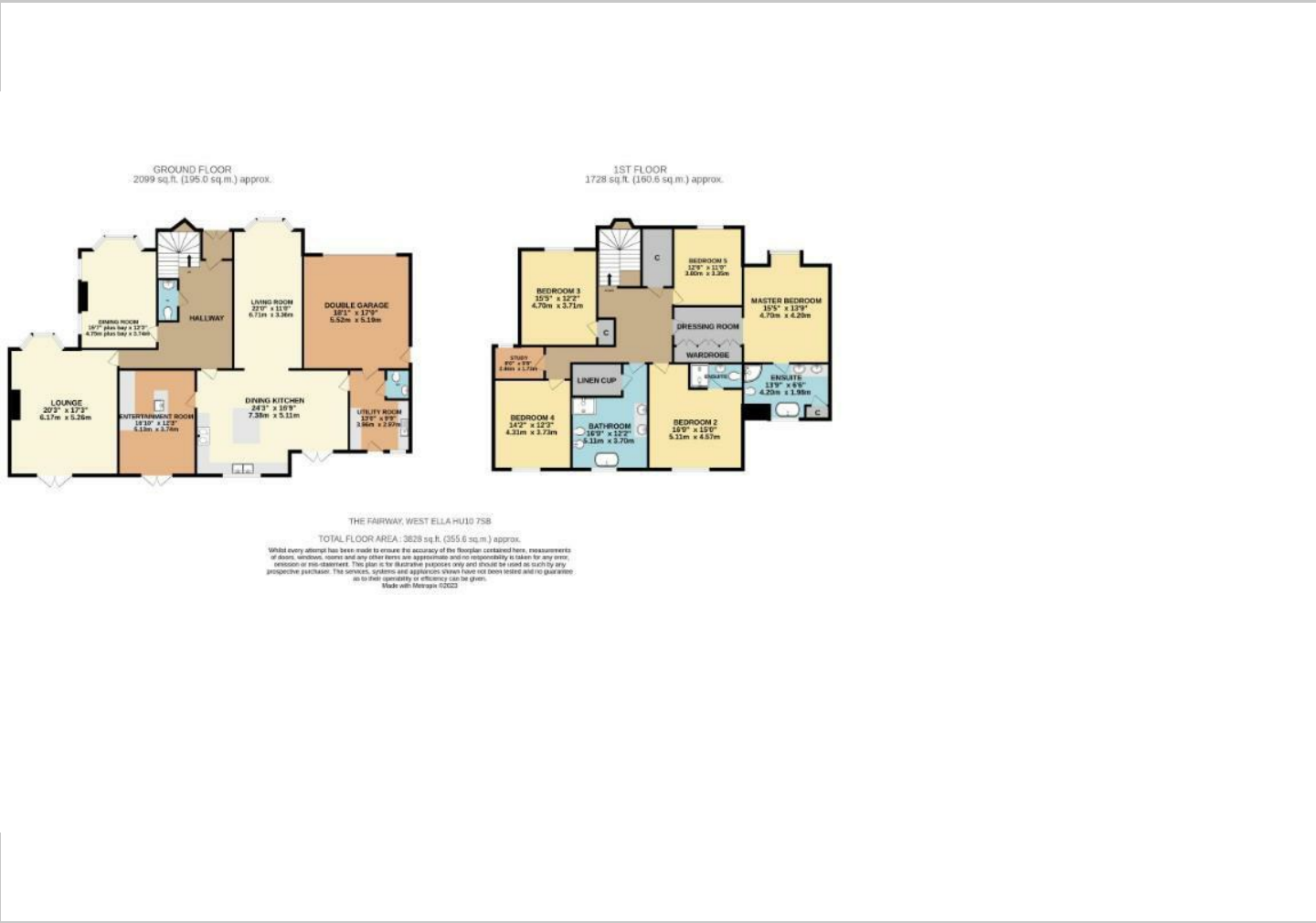
MISREPRESENTATION ACT 1967

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.

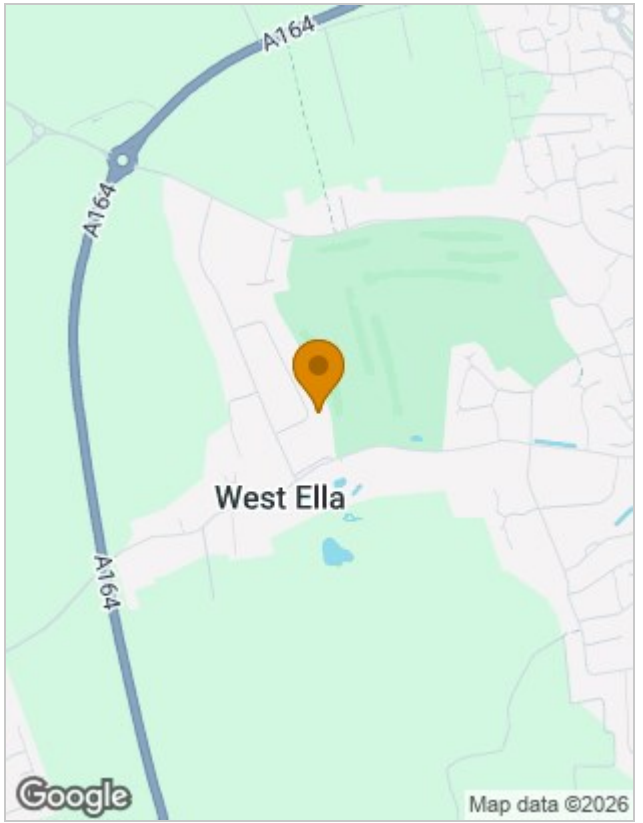
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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



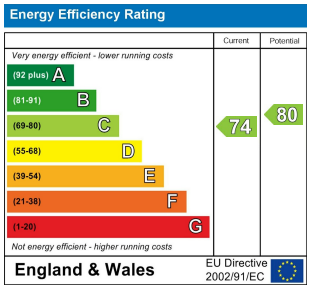
Floor Plans



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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