

**staniford**  
grays



35 Elveley Drive, West Ella, Hull, HU10 7RT

£825,000





# 35 Elveley Drive

Hull, HU10 7RT

- SUBSTANTIAL PLOT
- LIFESTYLE LIVING
- 3 BATHROOMS + W.C
- STUNNING GARDEN VIEWS
- IMPRESSIVE FAMILY HOME
- WOODLAND TO REAR
- 4 BEDROOMS
- IMPRESSIVE VAULTED DAY ROOM
- GATED DRIVEWAY AND DOUBLE GARAGE

SUPERB AND UNRIVALLED PLOT WITH EXPANSIVE GARDENS AND WOODLAND TO THE REAR.

Occupying an established West facing plot on the executive street scene of Elveley Drive in West Ella. This modernised family home has been extended and improved to create a wonderful family home of outstanding proportions.

A most impressive dayroom extension with full garden views and a vaulted ceiling height creates excellent levels of daylight and offers genuine lifestyle living.

The versatile arrangement of ground floor living space comprises; Entrance Vestibule leading to a spacious Reception Hallway, Formal Lounge overlooking the front garden, Dining Kitchen, Dayroom/Sunroom again taking full advantage of the garden views, annexe area with Study Utility Area and W.C. with access to a double integral Garage.

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

To the exterior a gated entrance drive with ample parking provision and access to a double integral garage. West facing expansive rear gardens exist with privacy provide to all perimeter boundaries.

A must see forever family home situated in a fantastic West Ella location.



£825,000



## GROUND FLOOR

**ENTRANCE VESTIBULE** 10'0" x 6'3" (3.07 x 1.91)  
Accessed via uPVC double glazed entrance door with complementary windows to side, oak flooring. Leads to...

**RECEPTION HALLWAY** 11'3" x 10'11" (3.43 x 3.33)  
With a return staircase with balustrade and spindles leading to first floor level, oak flooring, understairs storage cupboard. Access provided to further ground floor reception rooms.

**RECEPTION LOUNGE** 17'10" x 12'8" (5.45 x 3.88)  
Used currently as a formal reception space with excellent levels of natural daylight, overlooking the front garden, with fitted shelving to alternate wall length, a central focal point provided via a gas fire insert with traditional hearth and surround.

**KITCHEN** 22'3" x 16'0" (6.80 x 4.88)  
Serving as the heart of this family home, an impressive kitchen with a multitude of wall and base units, granite work surfaces with kitchen return, large granite dining table being a central focal point, display cabinetry to alternate room length, dedicated pantry with fitted shelving, a number of integrated appliances include Neff hob with extractor canopy over, double oven, inset sink and drainer with feature mixer tap, integrated dishwasher, space for American style fridge freezer, inset spotlights to ceiling, large format tiling to floor coverings, uPVC double glazed window offering full garden views, access door to the patio terrace. Leads through to...

**SITTING ROOM** 11'5" x 11'4" (3.48 x 3.46)  
With uPVC double glazed window to side, laminate to floor coverings, a central focal point provided via a wall mounted entertainment area with low level remote controlled Living Flame fire. Open plan through to...

**DAY ROOM EXTENSION** 21'6" x 10'11" (6.57 x 3.33)  
A most impressive addition to the property that must be seen to be fully appreciated, with full vaulted ceiling height, offering panoramic views of the expansive gardens beyond, triple panel bi-folding doors, additional quadruple panel bi-folding doors, feature glazing, contemporary radiators,

**ANNEXE AREA**  
With inner hallway providing access through to study, w.c and utility area.

**UTILITY**  
With a range of fitted wall and base units, space and plumbing for washing machine. Access to integral Double Garage (7.50m x 5.49m) with twin electronically operated up and over access doors and full power and lighting.

**STUDY** 10'10" x 10'5" (3.32 x 3.19)  
With a range of fitted office furniture and cabinetry, uPVC double glazed window to rear garden, inset spotlights to ceiling.

**SEPARATE W.C**  
With concealed cistern low flush w.c, inset basin, tiling to floorcoverings and splashbacks, privacy window.

## FIRST FLOOR



**GALLERY LANDING** 16'5" x 11'1" (5.02 x 3.38)  
With uPVC double glazed window to the frontage, balustrade and spindles, providing access to four generously appointed double bedrooms and bathroom.

**PRINCIPAL BEDROOM** 12'7" x 12'11" (3.86 x 3.95)  
With uPVC double glazed window to the front outlook, fitted wardrobes, locker storage and vanity dresser.

**EN SUITE SHOWER ROOM** 7'1" x 6'11" (2.18 x 2.11)  
With walk-in shower cubicle with rainfall showerhead, concealed cistern low flush w.c, inset basin to vanity unit, spotlights to ceiling, underfloor heating, uPVC privacy window to side.

**BEDROOM TWO** 15'7" x 10'7" (4.76 x 3.25)  
Of double bedroom proportions, with fitted wardrobes to wall length, uPVC double glazed window to rear. Access to...

**EN SUITE SHOWER ROOM**  
With walk-in shower, concealed cistern low flush w.c, inset basin to vanity unit, tiling to floorcoverings and splashbacks, underfloor heating.

**BEDROOM THREE** 18'2" x 10'1" (5.54 x 3.08)  
With uPVC double glazed window to the front outlook, fitted wardrobes to wall length, desk and drawers, of double bedroom proportions.

**BEDROOM FOUR** 13'5" x 13'0" (4.10 x 3.97)  
With elevated garden outlook via uPVC double glazed window. of double bedroom proportions, storage cupboard, locker storage, drawers and additional storage.

**HOUSE BATHROOM** 13'10" x 7'11" (4.22 x 2.43)  
Traditionally styled throughout with panelled recesses with inset spotlights, inset spotlights to ceiling, panelled bath with wall mounted showerhead, console and shower screen, concealed cistern low flush w.c, inset basin to vanity unit, large format tiling, uPVC privacy window to rear.

**OUTSIDE**  
Elveley Drive offers a number of executive detached homes and bungalows, with the subject dwelling offering a prominent plot position. A walled boundary exists to the front perimeter with wrought iron inserts and pillared gated entrance drive. The brick sett driveway offers parking provision for multiple vehicles, in turn leading to a Double Integral Garage. Established planted shrub borders feature to the side also, with lawned grass section and feature trees to the front boundary. Secure gated access exists to the rear of the property with a most impressive and expansive porcelain patio extending from the immediate building footprint and raised decked terrace. Beyond this is an expansive lawn section, with deep borders and edging, various shed structures, opening out to a dedicated woodland area offering enchanting secret garden with open fields beyond. Complete privacy and seclusion is offered to all boundary perimeters. A multitude of external sockets, lighting and external tap points. The gardens really offer a genuine lifestyle way of living, and remain a key selling feature to this immaculately appointed family home.

**AGENTS NOTE**  
The vendors have embraced a philosophy of continued program of upgrade and modernisation with significant extension to the rear offering an impressive glazed day room. Viewing is available through 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 'G'.

**TENURE**  
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

**WEBSITES**  
[www.stanifords.com](http://www.stanifords.com) [www.rightmove.co.uk](http://www.rightmove.co.uk) [www.vebra.co.uk](http://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.

**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

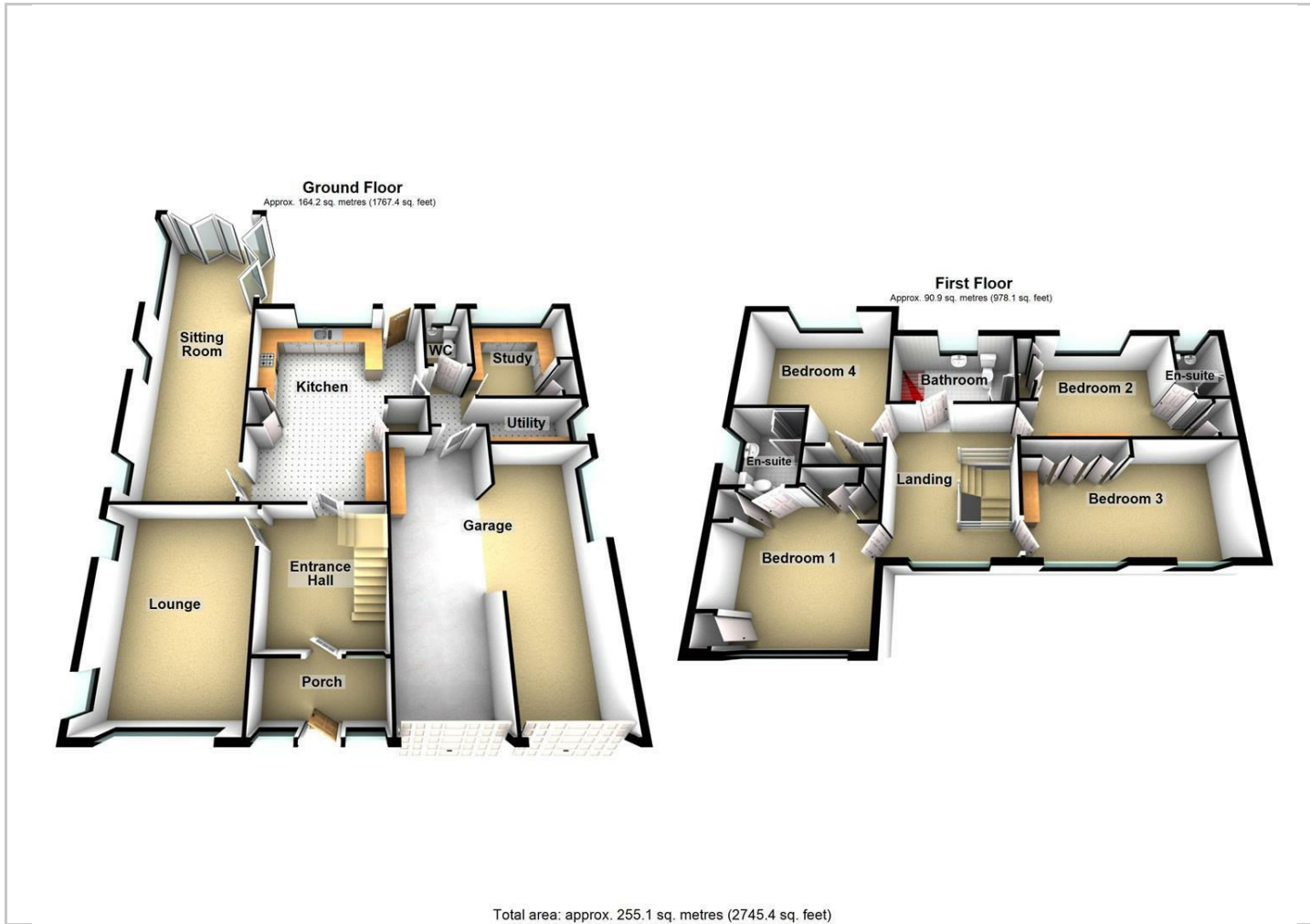
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal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

**FEES**



## Floor Plans



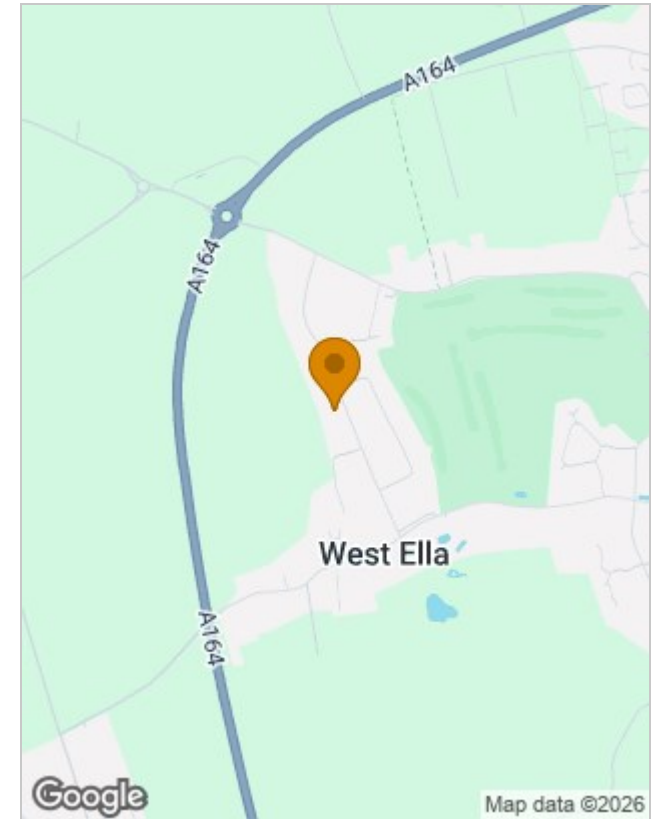
## Viewing

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.

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## Location Map



## Energy Performance Graph

