Whitakers
Estate Agents









29 Nursery Close, North Ferriby, HU14 3FA

Offers In The Region Of £540,000

NO ONWARD CHAIN!

Whitakers Estate Agents are delighted to present this modern detached family home, occupying a generous plot within a peaceful and picturesque setting in the sought-after village of Swanland.

To the front, the property features a well-maintained lawned garden with attractive planting. A substantial side driveway provides off-street parking for multiple vehicles, and leads to a detached double-width garage. The property also benefits from having an air source heat pump.

Upon entering, the resident is welcomed by a spacious entrance hall offering useful storage, and a cloakroom. The ground floor continues with an inviting lounge featuring dual-aspect French doors and a bay window, a versatile playroom/study, and a well-appointed fitted kitchen with an adjoining utility room.

A fixed staircase rises to the first floor which boasts an impressive master bedroom complete with en-suite and dressing room, three further double bedrooms, and a family bathroom furnished with a four-piece suite. Further stairs leads to the second floor which constitutes a fifth bedroom, and a shower room.

The accommodation comprises

Front external




Externally to the front aspect, there is a lawned garden with decorative planting.

Ground floor

Hall



UPVC double glazed door, central heating radiator, under stairs and built-in storage cupboards, and carpeted flooring.

W.C.
UPVC double glazed window, central heating radiator, tiled flooring, and furnished with a two-piece suite comprising pedestal sink, and low flush W.C.

Study / play room 9'7" x 8'3" maximum (2.94 x 2.52 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Lounge 24'6" x 13'6" (7.48 x 4.12)




UPVC double glazed French doors and bay window, central heating radiator, and carpeted flooring.

Kitchen 19'9" x 13'11" (6.03 x 4.26)






UPVC double glazed bi-folding door, two central heating radiators, tiled flooring, and fitted with a range of floor and eye level units, granite worktop with splashback upstand above, sink with mixer tap, and a range of integrated appliances including : double oven, hob with extractor hood above, and dishwasher.

Utility room



UPVC double glazed door, central heating radiator, tiled flooring, and fitted with a range of floor and eye level units, granite worktop with splashback upstand above, and plumbing for a washing machine.

First floor

First floor landing



UPVC double glazed window, central heating radiator, built-in storage cupboard, and carpeted flooring. Leading to :

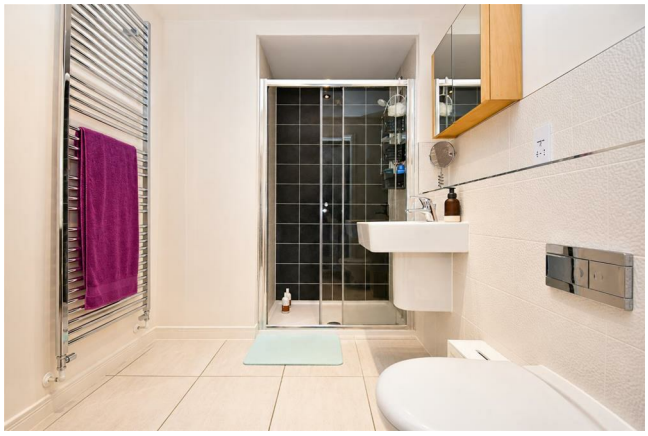
Master bedroom 11'4" x 13'11" (3.47 x 4.26)





UPVC double glazed window, central heating radiator, and carpeted flooring. Also featuring a dressing area with fitted wardrobes.

En-suite



Central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Bedroom two 8'7" x 14'3" maximum (2.63 x 4.36 maximum)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom three 15'5" x 9'3" maximum (4.70 x 2.83 maximum)





UPVC double glazed window, central heating radiator, and carpeted flooring.

Bedroom four 12'4" x 9'3" (3.78 x 2.82)



UPVC double glazed window, central heating radiator, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a four-piece suite comprising panelled bath with mixer tap and shower, walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Second floor

Second floor landing



Roof style window, built-in storage cupboard, and carpeted flooring.

Bedroom five 14'5" x 19'7" (4.40 x 5.98)





UPVC double glazed and two roof style window, central heating radiator, and carpeted flooring.

Shower room





UPVC double glazed window. central heating radiator, partly tiled to splashback areas with tiled flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, wash basin with mixer tap, and low flush W.C.

Rear external







Bi-fold doors in the kitchen open onto the enclosed rear garden, which is predominantly laid to lawn with decorative planting and complimented with a patio seating area—perfect for outdoor dining and relaxation.

Garage and off-street parking



A large side drive accommodates off-street parking for multiple vehicles, and leads to the detached double-width garage.

Aerial view of the property



Land boundary



Tenure
The property is held under Freehold tenureship

Council Tax band
Local Authority - East Riding Of Yorkshire
Local authority reference number - SWA010029000
Council Tax band - G

EPC rating
EPC rating - B

Estate Fees
We understand that an estate fee is payable annually for this property and additional costs may be incurred transferring the deed of ownership from vendor to purchaser.

Material Information
Construction - Standard
Conservation Area - No
Flood Risk - Very low
Mobile Coverage / Signal - EE / Vodafone / O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional Services
Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes
Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals / Valuations
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Whitakers Estate Agent Declaration
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

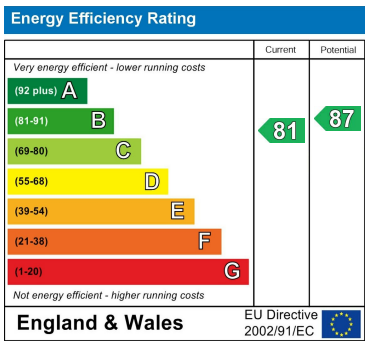


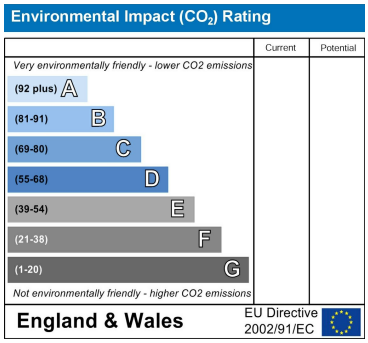
Total area: approx. 200.7 sq. metres (2160.6 sq. feet)

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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