

# staniford grays



21 Willingham Way, Kirk Ella, Hull, HU10 7NL

£492,500





# 21 Willingham Way

Hull, HU10 7NL

- LIFESTYLE DETACHED HOME
- SMART TECHNOLOGY THROUGHOUT
- END CUL-DE-SAC POSITION
- DRIVEWAY AND GARAGE
- 4 BEDROOMS
- SOLAR PANELS AND BATTERY STORAGE
- OUTDOOR KITCHEN/BAR
- MODERN STYLING
- OPEN PLAN LIVING
- 3 BATHROOMS

Stanford Grays present to the market this lifestyle detached family home with strong eco-credentials having been refurbished throughout with highly specified and modern interior.

Accessed from a private road leading from Willingham Way, this remains the last property on the development and takes full advantage of its discreet position.

Benefiting from an excellent level of versatility the accommodation on offer comes with open plan reception spaces and immaculately presented living space comprises galleried Entrance Hall, reception Lounge leading to a dedicated Dining/Dayroom space and Kitchen remaining well-appointed throughout, Utility Room,

To the first floor level a Principal Suite offers fitted bedroom furniture, En-Suite Wetroom, Guest Bedroom with Ensuite provision and 2 further Bedrooms and Family Bathroom.

Externally the large driveway provides ample parking for multiple vehicles with dedicated garaging. A well-planned external garden space includes a raised decked terrace and outdoor kitchen and bar also.

The highly specified interior includes, Photo-Voltaic panels with battery storage, integrated CCTV, Nest heating and smart lighting throughout.

A genuine must view property to appreciate the sizable living space on offer and modern styling throughout.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A most impressive entrance to this deceptively spacious family property, accessed via composite style entrance door, with return galleried staircase leading to first floor level, offering an open and spacious entrance to the property revealing a trove of features. Leads through to further reception rooms.

### CLOAKROOM / W.C

With low flush w.c, wash hand basin, tiling to splashbacks.

### RECEPTION LOUNGE

Providing an abundance of natural daylight with bay window to the front elevation, suitably sized to accommodate furniture suite, focal point provided via fire recess with mounted contemporary style cast iron log burning stove set upon hearth, French doors lead through to further dining /reception space also. 12'5" x 20'3" (into bay) (3.81 x 6.18 (into bay))

### KITCHEN / DINING ROOM

(at longest and widest point) Serving as the heart of this family home, a genuine kitchen of modern styling and detailing completed to the highest of specifications and offering full open plan living with day room extending beyond. 25'2" x 14'2" (7.68 x 4.34)

The kitchen itself benefits from a range of modern styled high gloss wall and base units with Corian work surfaces over, a focal point is provided via a curved breakfast bar peninsula with integrated wireless charging, inset spotlights to ceiling, uPVC double glazed windows to side. Appliances to kitchen include range cooker with extractor canopy over, dishwasher, mid-level wine cooler, microwave. Ample space is provided for freestanding American fridge freezer. Open plan to reception space with bi-folding doors leading onto a decked terrace area, has potential to be used as a dining space. Leads open plan through to...

### DINING ROOM / RECEPTION TWO

With double doors leading to garden, with West facing orientation. 12'2" x 10'3" (3.71 x 3.14)

### UTILITY ROOM

Leading directly from the kitchen area, with a range of fitted wall and base units, inset sink and drainer, plumbing for washing machine, tiling to splashbacks. 7'8" x 7'0" (2.35 x 2.15)

## FIRST FLOOR

### LANDING

The gallery landing provides a genuine feature to the property, loft access point, inner hallway leads to four bedrooms and house bathroom.

### PRINCIPAL BEDROOM

With a range of contemporary style fitted wardrobes providing generous storage, of double bedroom proportions, window to front elevation, mounted air conditioning unit. 13'1" x 12'9" (4.00 x 3.90)

### EN SUITE WET ROOM

With privacy window to the side elevation, walk-in shower area with rainfall showerhead, full floor tiling with centrally mounted drainer, tiled wall coverings, low flush w.c, inset basin with contemporary tiled splashback.



#### **GUEST BEDROOM**

Of double bedroom proportions with fitted wardrobes, locker storage and dressing table. Leads to...

11'2" x 10'2" (3.42 x 3.10)

#### **EN SUITE SHOWER ROOM**

Neutrally appointed with walk-in shower cubicle with wall mounted showerhead and console, tiling to splashbacks, wash hand basin, low flush w.c.

#### **BEDROOM THREE**

With pleasant outlook via uPVC double glazed window, of double bedroom proportions with fitted wardrobes to wall length.

12'0" x 10'5" (3.66 x 3.18)

#### **BEDROOM FOUR**

Used currently as a dedicated office space, offering a range of fitted office furniture including cupboards and shelving, wall mounted air conditioning unit, could be converted back to a fourth bedroom.

12'9" x 10'2" (3.89 x 3.12)

#### **HOUSE BATHROOM**

Neutrally styled with three piece white suite including panelled bath with shower fitment, low flush w.c and wall mounted hand basin, heated towel rail, traditional tiling to splashbacks.

#### **OUTSIDE**

Willingham Way offers convenient Kirk Ella living with excellent commuter access to the A63/M62 corridor and surrounding West Hull villages and locations.

The subject dwelling itself benefits from a pleasant streetscene being an end of cul-de-sac position with small private drive. Ample parking provision via a generous block sett driveway, in turn leading to a large detached single garage with roller access door.

A West facing garden offers privacy, with dedicated gated access, a raised decked terrace extends from the immediate building footprint with patio terrace below, laid to lawn grass section, raised plant / shrub borders, dedicated outdoor covered kitchen/bar area with fridge and work surfaces also features offering genuine lifestyle appeal.

#### **AGENTS NOTE**

The property boasts a number of Smart Technology features including photo-voltaic panels (with 2 x 2.2kW storage), Nest heating system, smart lighting throughout the property, CCTV auxiliaries, integrated Sonos speaker system.

#### **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

#### **MORTGAGE CLAUSE**

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

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**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**

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.





## Floor Plans



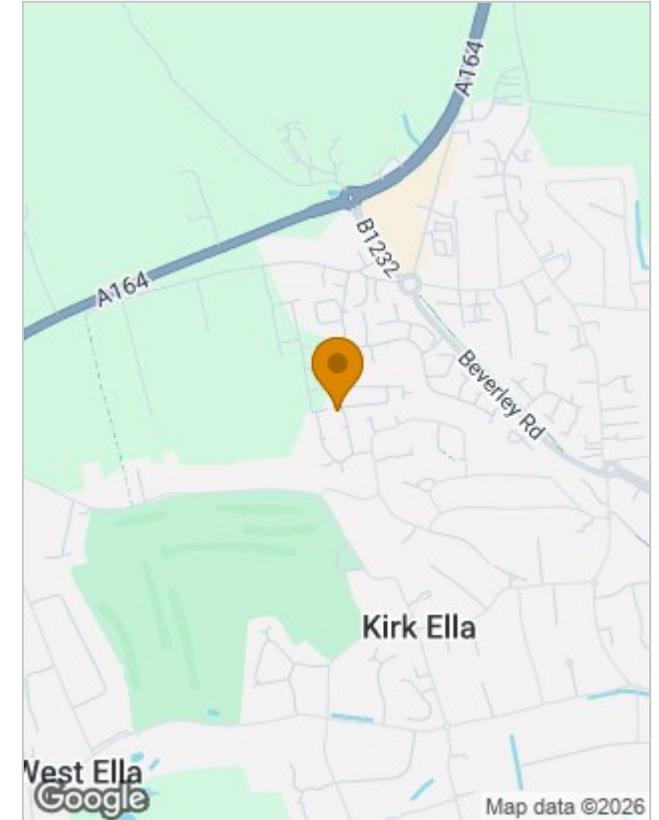
## Viewing

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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Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

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