

staniford
grays



27 Mere Way, Swanland, HU14 3QB

£319,950

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27 Mere Way

Swanland, HU14 3QB

- END OF CUL-DE-SAC POSITION
- 4 SPACIOUS BEDROOMS
- DEDICATED DRIVEWAY AND GARAGE
- READY TO MOVE IN HOME
- VIEWING ADVISED
- IMPROVED AND MODERNISED INTERNALLY
- PRIVATE REAR GARDENS WITH SIDE STORAGE
- IMMACULATE PRESENTATION
- ENSUITE AND MAIN BATHROOM

END OF CUL-DE-SAC POSITION- MODERN SPECIFICATION AND READY TO MOVE IN HOME. ALL WITHIN A CENTRAL SWANLAND SETTING.

Offered to the market is this popular styled mews home with a modern open plan layout and 4 spacious Bedrooms.

The deceptively sized accommodation comprises, Entrance Hallway, Cloakroom W.C., Reception Lounge open plan to a Dining/Dayroom, dedicated Kitchen with integral garage access. To the first floor an Inner Landing gives access to Four Bedrooms (Ensuite to Principal Bedroom) and a House Bathroom.

Externally a dedicated driveway and garage feature with an enclosed west facing garden to the rear. Invited for immediate inspection.

IDEALLY SUITED FOR FAMILIES OR ALTERNATIVELY DOWN-SIZERS LOOKING FOR CONVENIENT LIVING.



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GROUND FLOOR

ENTRANCE VESTIBULE

Providing access into a dedicated hallway with composite style entrance door and privacy glazing to side, laminate to floor coverings. Opens into reception lounge and...

CLOAKROOM / W.C

With uPVC double glazed privacy window to the frontage, white sanitaryware incorporating low flush w.c, basin inset to vanity unit with tiled splashback.

RECEPTION LOUNGE

Benefiting from a front facing outlook via uPVC double glazed window and being open plan in nature, offering good levels of versatility. Leads through to...

DINING / DAY ROOM

Used currently as a formal dining space but has potential to be used as a further reception room, with French doors leading to the decked terrace, laminate to floor coverings, staircase approach leading to first floor level also. Access through to...

KITCHEN

Boasting modern styling throughout with window to the rear garden outlook, immaculately appointed with white high gloss wall and base units with under-cabinetry lighting, a range of well specified appliances include gas hob with extractor canopy over, integrated dishwasher, low level oven, integrated washing machine, Smeg inset one and a half bowl sink and drainer, understairs pantry cupboard, high gloss tiling to splashbacks, laminate to floor coverings, inset spotlights to ceiling, integral door through to garage.

FIRST FLOOR

LANDING

A split landing gives access to four generously sized bedrooms and house bathroom with deep storage cupboard housing wall mounted combination boiler, loft access point.

BEDROOM ONE

(at longest and widest point)
With uPVC double glazed window to the front outlook, space for freestanding bedroom furniture, cupboard and locker storage also. Access through to...

EN SUITE

Well appointed with rainfall style showerhead and console, low flush w.c, inset basin, heated towel rail, tiling to floorcoverings and contrasting wall tiling, with uPVC privacy window to rear.

BEDROOM TWO

With uPVC double glazed window to front outlook, storage cupboard and overhead locker storage.

BEDROOM THREE

With uPVC double glazed window to frontage, laminate to floorcoverings.



BEDROOM FOUR

With uPVC double glazed window to the rear, wardrobe and overhead locker storage and loft access point.

8'11" x 8'2" (2.73 x 2.49)

HOUSE BATHROOM

Neutrally appointed with white sanitaryware incorporating pedestal wash hand basin, low flush w.c, panelled bath with tiling to splashbacks, laminate to floorcoverings, heated towel rail and uPVC privacy window to rear.

6'6" x 8'4" (1.99 x 2.55)

OUTSIDE

Mere Way itself remains a popular residential setting within the very heart of Swanland village centre, with a number of village amenities and services remaining a moment's walk away. The immediate setting features a number of similarly styled mews houses.

The property itself benefits from an end of cul-de-sac position with generous parking and a recently completed block paved driveway, leading to garage (6.93m x 2.51m) with electronically operated roller door, with potential to be used for storage or potentially a gym, with integral door leading to kitchen, with personnel door to rear and uPVC double glazed window also.

A decked terrace extends from the immediate building footprint, with a laid to lawn grass section and further play area to the rear, the garden tapers down with a West facing orientation and consequently enjoys good levels of natural daylight, with boarded fencing to perimeter boundaries. A hard landscaped area also features to the side of the property, offering further storage provision. External tap and light points.

AGENTS NOTE

The current vendors have upgraded and modernised the house throughout and given the standard of presentation comes recommended for further internal viewing.

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 'D'.

TENURE

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

VIEWING

Strictly by appointment with sole selling agents, 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

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@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.

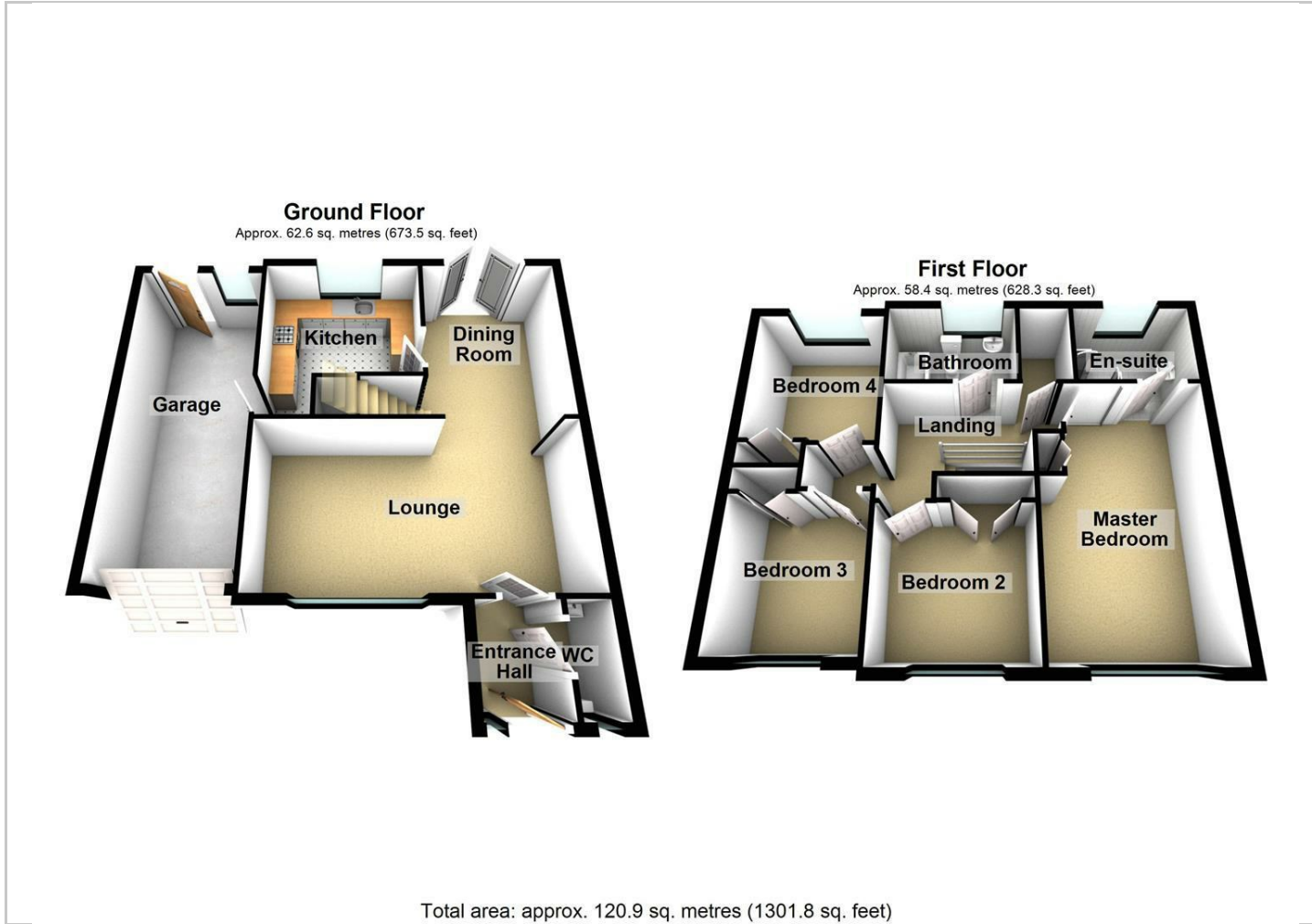
FEES

The agent confirms that vendors and prospective purchasers will 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.

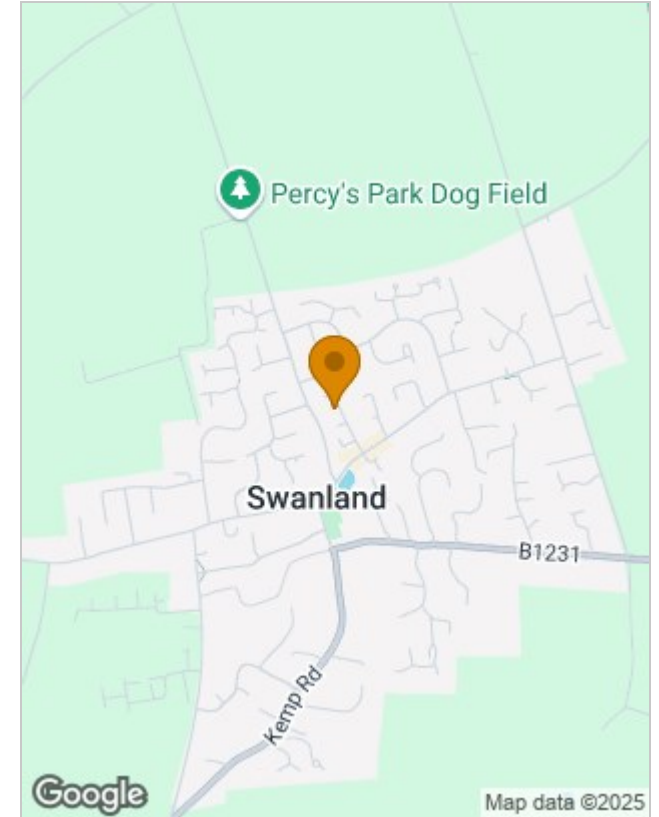




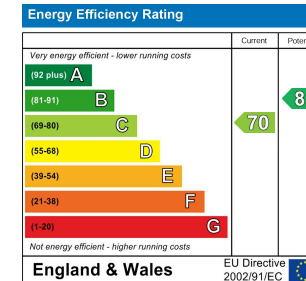
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland 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.