

**staniford**  
grays



1 Reckitt Drive, Swanland, HU14 3SB

£425,000

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# 1 Reckitt Drive

Swanland, HU14 3SB

- CORNER PLOT POSITION
- UPGRADED SPECIFICATION
- FITTED BEDROOM FURNITURE TO 4 DOUBLE BEDROOMS
- 6 YEARS REMAINING ON NHBC BUILD WARRANTY
- DEDICATED DRIVEWAY AND GARAGE
- NO ONWARD CHAIN
- LARGE PLOT SIZE
- THREE RECEPTION AREAS
- POPULAR SWANLAND POSITION
- OPEN COMMUNAL AREA VIEWS

CORNER PLOT POSITION WITH OPEN VIEWS TO THE FRONTAGE FORMING PART OF A MODERN ESTATE SETTING. OFFERED WITH NO ONWARD CHAIN.

Offering executive modern appeal throughout and being smartly appointed with an upgraded interior. An emphasis has been placed on the balance of formal and informal living space. The heart of the home remains a Dayroom/Dining Kitchen with full garden views.

The arrangement of living space offers complete versatility to two floor levels comprising; Reception Entrance Hallway, Formal Lounge space, dedicated Snug/Home Office, an open plan Dayroom/Family Kitchen again benefiting from rear views with access into a utility room and Cloakroom W.C.

To the first floor a gallery style landing provides access to Four double Bedrooms with and En-suite to the Principal and Guest Bedroom and House Bathroom.

The property benefits from a corner plot position with a driveway extending from the garage (suitable for 2 vehicles).

Enclosed and partially walled gardens feature creating an ideal family environment with internal viewing highly advised to appreciate the standard of property available.

6 years (approx.) remain on the 10 year NHBC build warranty.



£425,000



## GROUND FLOOR

### ENTRANCE HALLWAY

Accessed via composite style entrance door, a welcoming entrance to this family home, with staircase approach leading to first floor level with balustrade and spindles and access provided to ground floor reception spaces. Leads to...

### OFFICE / PLAY ROOM / SNUG

9'10" x 8'2" (3.02 x 2.49)

With uPVC double glazed window to the immediate front outlook, enjoying open aspect views to the communal greenspace. A versatile room, used currently as a study/ library but also has potential to be used as a play room / snug.

### RECEPTION LOUNGE

15'7" x 11'8" (4.75 x 3.56)

Offering elegant room proportions with uPVC double glazed window to the front outlook, suitably sized to accommodate furniture suite, being neutral in styling and appeal.

### CLOAKROOM / W.C

Smartly appointed with tiled floorcoverings, two piece suite comprising of concealed cistern low flush w.c and pedestal wash hand basin with tiling to splashback.

### OPEN PLAN DINING / DAY ROOM/KITCHEN

10'5" x 27'11" (3.20 x 8.51)

Serving as the heart of this family home, fully open plan, incorporating French doors leading to external patio terrace, UPVC double glazed windows and picture window to the rear elevation. Smartly appointed throughout with a range of contemporary styled wall and base units with complementary work surfaces over, inset sink and drainer, Zanussi integrated oven with induction hob and extractor canopy over, further integrated appliances include dishwasher and fridge freezer, tiling floorcoverings. Access provided to...

### UTILITY ROOM

With uPVC personnel door to side, tiled floorcoverings continuing, fitted base units with work surfaces over and upstands, inset sink and drainer, space for low level white goods including plumbing for washing machine and wall mounted boiler.

## FIRST FLOOR

### LANDING

Giving access to four double bedrooms, storage cupboard housing hot water cylinder and additional shelved cupboard also.

### PRINCIPAL BEDROOM

14'0" x 9'10" (4.27 x 3.02)

Of double bedroom proportions with upgraded Sharps recessed fitted wardrobes, uPVC double glazed window to open aspect.

### EN SUITE SHOWER ROOM

With uPVC privacy window to side elevation, Roca sanitaryware including concealed cistern low flush w.c, pedestal wash hand basin, double shower tray with shower screen and wall mounted showerhead and console, tiling to splashbacks, neutral floorcoverings, inset spotlights to ceiling.

### BEDROOM TWO / GUEST BEDROOM

11'8" x 11'10" (3.58 x 3.63)

With uPVC double glazed window to front outlook, of double bedroom proportions.



**SHOWER ROOM**

With uPVC privacy window to side elevation, Roca sanitaryware including concealed cistern low flush w.c, pedestal wash hand basin, double shower tray with shower screen and wall mounted showerhead and console, tiling to splashbacks, neutral floorcoverings, inset spotlights to ceiling.

**BEDROOM THREE**

With uPVC double glazed window to rear, of double bedroom proportions, fitted Sharps bedroom furniture.

8'0" x 10'0" (2.44 x 3.05)

**BEDROOM FOUR**

With uPVC double glazed window to rear and fitted Sharps bedroom furniture.

14'4" x 8'7" (4.37 x 2.64)

**HOUSE BATHROOM**

With Roca sanitaryware incorporating panel bath, wall mounted basin and concealed cistern w.c, tiling to splashbacks and floorcoverings, inset spotlights to ceiling, uPVC privacy window to rear, heated towel rail.

**OUTSIDE**

Reckitt Drive itself remains conveniently positioned in a central Swanland position with a range of serviced and amenities remaining a short distance walk away. Excellent commuter access to the A63/M62 corridor is provided, with the subject dwelling benefiting from a corner plot position with open aspect views of the communal greenspace.

A laid to lawn grass section features to the front boundary, with pathway leading to the property entrance and driveway parking for multiple vehicles, in turn leading to single garage with up&over access door.

Gated access is provided to the rear of the property with patio terrace extending from the immediate building footprint, with laid to lawn grass section, walled boundary perimeter with close boarded fencing to the rear and side elevations, with good levels of privacy and seclusion offered. External tap and light points.

**AGENTS NOTE**

The property comes ready for immediate occupation given the upgraded specification internally. All four bedrooms benefit from Sharps fitted bedroom furniture and given the attention to detail throughout comes recommended for viewing through the sole selling agent Staniford Grays.

There is an estate charge of £120.00 P.A payable twice yearly.

**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 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**

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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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.

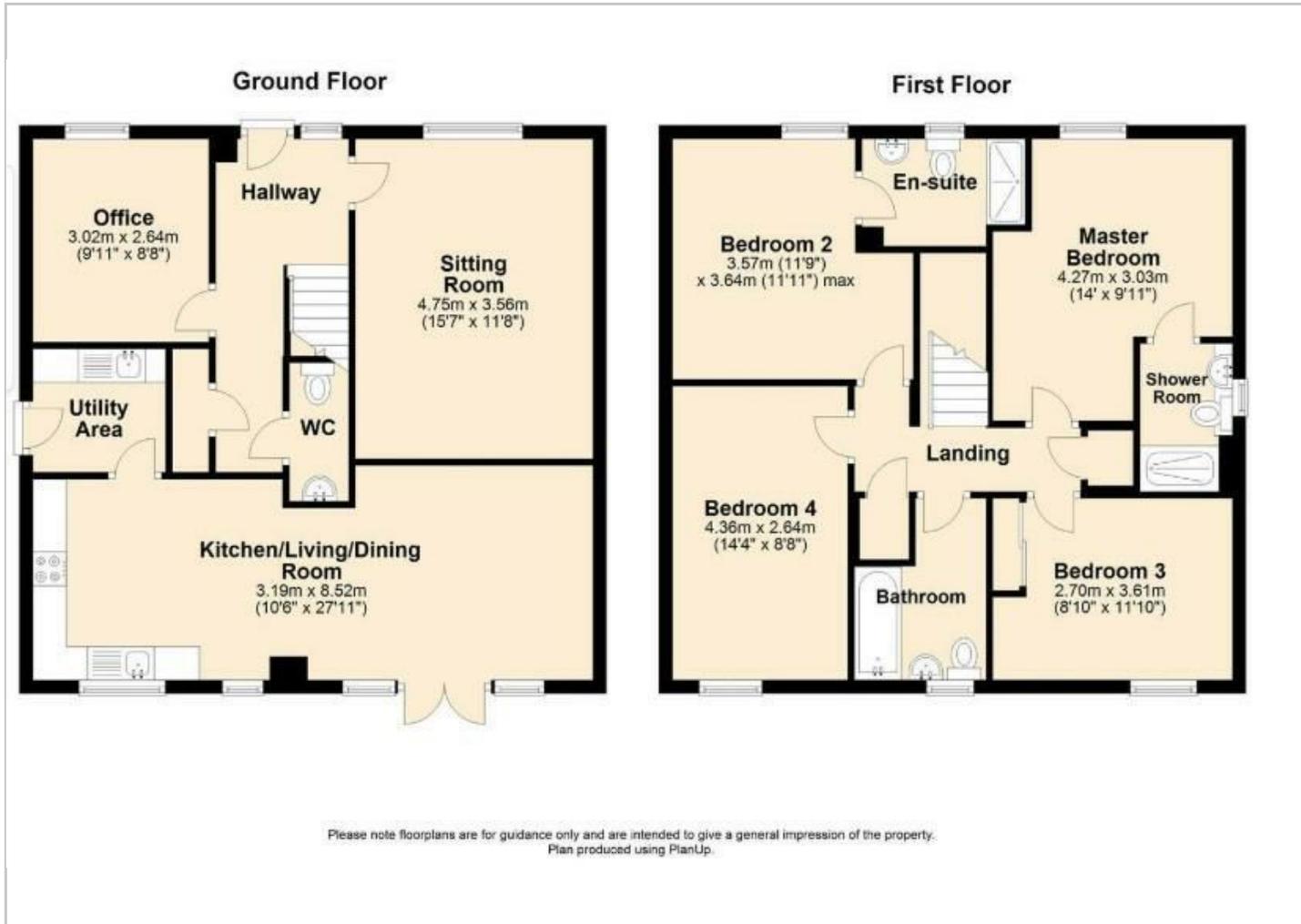
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied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

**FEES**

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



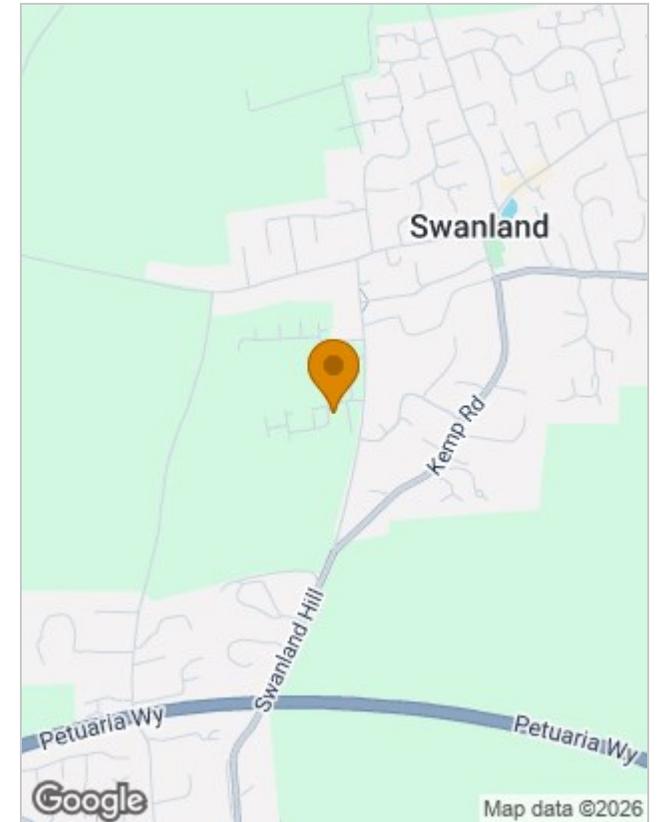
## Viewing

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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## Location Map



## Energy Performance Graph

