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Oakwood Bluebell Gardens, Hessle, HU13 0DD

£849,950





# Oakwood Bluebell Gardens

Hessle, HU13 0DD

- IMMACULATELY APPOINTED FAMILY HOME
- GATED AND MATURE ENVIRONMENT
- BASEMENT WITH ENTERTAINMENT SUITE
- ATTENTION TO DETAIL THROUGHOUT
- 3 BATHROOMS
- 3000 SQUARE FEET OF LIVING SPACE
- LANDSCAPED GARDENS
- WELL SPECIFIED THROUGHOUT
- 4/5 BEDROOMS
- 4 RECEPTION AREAS

IMMACULATELY APPOINTED AND FULLY REFURBISHED HOME IN A MATURE PLOT SETTING.

The gated development of Bluebell Gardens offers a potential purchaser the opportunity to secure a highly specified home located within a delightful and enviable environment.

Attractively positioned off the desirable Woodfield Lane, the accommodation available offers a commitment to well-planned and stylishly designed living spaces. The gated location offers an enclave of executive homes that provide lifestyle and location with a flexible internal layout to provide a home of broad appeal for prospective family purchasers.

The individually designed property demonstrates all the classic styling of a Hornby Home, including a most impressive staircase and vaulted entrance hall. The living space extends 3000 square feet to include a basement with a number of unique features including an impressive, curved staircase, open gallery landing and underfloor heating with a ground source heat pump.

The generous and well specified living space briefly comprises; Hallway and formal Reception Lounge. An open plan family space combines the Kitchen, Dayroom and Dining Room - all taking advantage of the garden outlook. A West facing Sun Room, Utility Room and dedicated Home Office also feature.



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## GROUND FLOOR

### ENTRANCE HALLWAY

A welcoming entrance to this immaculately appointed and fully refurbished family home. The property is entranced by oak hardwood door with side window to the East facing orientation, access is provided to the ground floor reception spaces with oak flooring continuing throughout with underfloor heating, a dedicated storage area with 2.5 metre built-in oak cupboards with fitted shelving and hanging rails, a further oak storage cupboard houses water softener and house water pump, integral oak seating area with further storage, inset spotlights to ceiling. A central focal point is provided via an impressive feature curved hardwood staircase finished in warm wood tones, feature mirrored triangular alcove with lighting, understairs storage cupboard, vertical radiator and 3 double sockets.

### LOUNGE

Used currently as a formal lounge space with feature West facing bay window with remote control curtains, overlooking the private and enclosed gardens, additional South facing window providing an abundance of natural daylight, with a central focal point provided via a feature granite fireplace and surround with inset Stovax woodburning stove. Suitably sized to accommodate furniture suite, ceiling spotlights, 2 radiators and 6 double power sockets.

15'3" x 12'11" plus bay (4.65 x 3.94 plus bay)

### CLOAKROOM / W.C

With surface mounted basin onto granite surface, built-in storage cupboard, w.c, vertical contemporary style radiator and East facing window.

8'11" x 4'6" (2.72 x 1.39)

### KITCHEN / BREAKFAST ROOM

Highly specified throughout with attention to detail, incorporating ceramic tile flooring with underfloor heating continuing throughout, West facing window to garden outlook. A range of contemporary style egg shell gloss wall and base units with fitted shelving and drawers, integrated dishwasher, one and a half bowl enamel sink and drainer and additional smaller sized enamel sink, contrasting high density granite worksurfaces throughout, 2 mid-level ovens and grill with Miele warming drawers below, full height refrigerator, induction hob with concealed Faber downdraft extractor fan, popup socket/USB unit, under cabinetry lighting, spotlights to ceiling, 2 concealed refuse units, 4 double sockets, a further oak breakfast bar also features. Further natural daylight is provided via West facing window and French doors leading to patio terrace.

22'10" x 14'2" (6.97 x 4.33)

To the alternate wall length is an integrated bean-to-cup coffee machine, full height fridge freezer and undercounter fridge. The kitchen has been appointed by KutschenHaus, being open plan through to further dedicated dining area with space for dining table, a range of base units used as drink cabinetry, sideboard and built-in wine rack. Window to East facing orientation with two contemporary style radiators, wall lights and inset spotlights to ceiling, double sockets also.

### DINING AREA

10'2" x 12'0" (3.11m x 3.67m)

### INNER HALLWAY

Stairs with oak handrails and glazed inserts lead down to the basement, providing access to utility space and...

### DAYROOM

A most impressive addition to the property with full West facing garden views, with vaulted ceiling height with electronically operated Velux windows and oak beams, additional windows to the South and North orientation with bi-folding doors to the patio and garden beyond.

18'8" x 11'4" (5.69 x 3.46)

### UTILITY ROOM

Fitted with a range of wall and base units with space and plumbing for washing machine, stainless steel sink. Leads to...

10'8" x 5'10" (3.26 x 1.78)



**HOME OFFICE**

18'0" x 8'7" (5.49 x 2.64)

A most impressive home office being privately located within the property, with French doors leading to the front/South facing orientation and parking area beyond, additional window, a multitude of work stations feature with 4 metres of oak cupboards and shelving, spotlights and radiators

**BASEMENT LEVEL**

**ROOM ONE/HOBBY ROOM**

17'10" x 10'1" (5.46 x 3.09)

Of a generous size with fire escape window, inset spotlights to ceiling, has potential to be used for a multitude of purposes including music room / play room, with radiator and 3 double sockets.

**ROOM TWO / CINEMA ROOM**

16'6" x 9'0" (5.04 x 2.76)

Currently set up as a home cinema, with fire escape, radiator, 8 double sockets.

**ROOM THREE / PLANT ROOM**

9'6" x 5'4" (2.90 x 1.65)

Housing all auxiliaries for the ground source heat pump and housing the Steibel Eltron system with 300 litre hot water storage tank.

**FIRST FLOOR**

**LANDING**

Most impressive vaulted ceiling height with curved staircase leading to first floor level, with arched East facing window with additional ledge at halfway landing point suitable for plants, pictures and lighting, remaining a key feature to the character and styling of the property, loft access point, 1 double socket. Leads to 4 bedrooms and house bathroom.

**PRINCIPAL BEDROOM**

12'1" x 16'9" (extending to 9'3" x 11'5") (3.69 x 5.12 (extending to 2.84m x 3.48m))

Most impressive principal suite with vaulted ceiling height creating an abundance of character and space with oak beam detailing. West facing window to the rear orientation overlooking the garden with additional windows to the side elevation. Open plan to dedicated wardrobe area with four metre built in oak wardrobes with hanging rails and an abundance of shelving, inset spotlights to ceiling, 2 wall mounted light points, 4 double sockets and USB ports.

**DRESSING ROOM / BEDROOM 5**

9'7" x 9'4" (2.94 x 2.85)

Boasting dual aspect with 2.5 metre oak wardrobes with hanging rails, shelving, wardrobe vanity lights, 2 double sockets, inset spotlights, wall lights.

**EN SUITE BATHROOM**

11'6" x 7'8" (3.51 x 2.35)

With privacy window to East facing orientation, immaculately appointed throughout with most impressive walk-in wet room shower cubicle area, with alcove shelf and wall mounted console, feature white Duo bath, additional alcove shelf, wall-hung rimless w.c with concealed cistern, twin inset vanity basins with integral storage below and shelving above, electric underfloor heating, 2 contemporary style towel radiators, inset spotlights to ceiling with lighting to alcoves and over basins.

**BEDROOM TWO**

13'5" x 15'1" (4.09 x 4.61)

Boasting double bedroom proportions and excellent size as a guest suite, dual aspect to the South and West elevations, 3 metre built in oak wardrobes, with TV alcove recess, hanging space and shelves, 3 double sockets, ceiling light point and wall mounted light points also.

**EN SUITE SHOWER ROOM**

6'11" x 7'11" (2.12 x 2.42)

With privacy window to the South facing orientation, a dedicated walk-in wet room area with tiling to splashbacks, inset basin to storage vanity unit, concealed cistern wall mounted w.c, heated towel rail, backlit vanity mirror, electric shaver point and inset spotlights to ceiling.

**BEDROOM THREE**

12'4" x 9'11" (plus bay) (3.77 x 3.03 (plus bay))

Of double bedroom proportions with West facing bay window overlooking the garden, 3 double sockets.

**BEDROOM FOUR**

10'4" x 12'9" (3.16 x 3.91)

Of double bedroom proportions with West facing window to the garden, ceiling and wall mounted light points, 3 double sockets.

**MAIN BATHROOM**

8'11" x 8'5" (2.73 x 2.58)

Immaculately appointed with attention to detail continuing, with feature bath, close coupled w.c, inset basin with backlit vanity mirror, electric power shower, electric underfloor heating, decorative tiling to splashbacks, inset spotlights to ceiling, privacy window.

**OUTSIDE**

Bluebell Gardens remains conveniently situated in the desirable and attractive conservation area off Woodfield Lane. Electronically operated gates provide access to a most impressive community of five individually styled dwellings, via telephone operated intercom. The subject dwelling benefits from an expansive block paved area with parking provision for multiple vehicles, also with large shed (18ft x 10ft).

Mature planting and established boundaries feature, with oak tree, laid to lawn grass frontage, with Photinia 'Red Robin' and Laurel hedging delineating the boundary. Path leads to a utility area to the side of the house, with wood-pile area, further shed and outside tap.

The immaculately appointed and well landscaped rear gardens provide a secure and safe environment for children and pets, with planting, shrubbery, herbaceous borders, fencing and gates. A most impressive Robinson greenhouse (16ft x 9ft) provides a focal point to the garden in a cream powder coated aluminium finish, with inside paving, shelving and ample growing space. There are 4 additional vegetable growing beds and compost heap area, with further garden shed also, block paving to patio terrace, wood store, wall mounted light points, extensive lawned and planted borders and additional porcelain patio seating area, external tap and power sockets. A number of notable trees include Chestnut and Acacia and a genuine feature to the garden.

**AGENTS NOTE**

The property in its entirety really does need to be seen to be fully appreciated given the individual styling and attention to detail throughout. A service charge of £64.00 pcm contributes to the maintenance of the communal gardens, community lighting, electric gates plus a sinking fund for future needs. The charge also pays for all houses to have a fortnightly gardener to work on individual gardens and to look after the communal outdoor spaces. All houses have their windows and gutters cleaned as part of the service charge.

**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 E.R.Y.C council tax band is currently 'F'.

**VIEWING**

Strictly by appointment with sole selling agents, Stanfords Grays.  
 Website- Stanfords.com Tel: (01482) - 631133  
 E-mail: swansales@stanfords.com





## Floor Plans



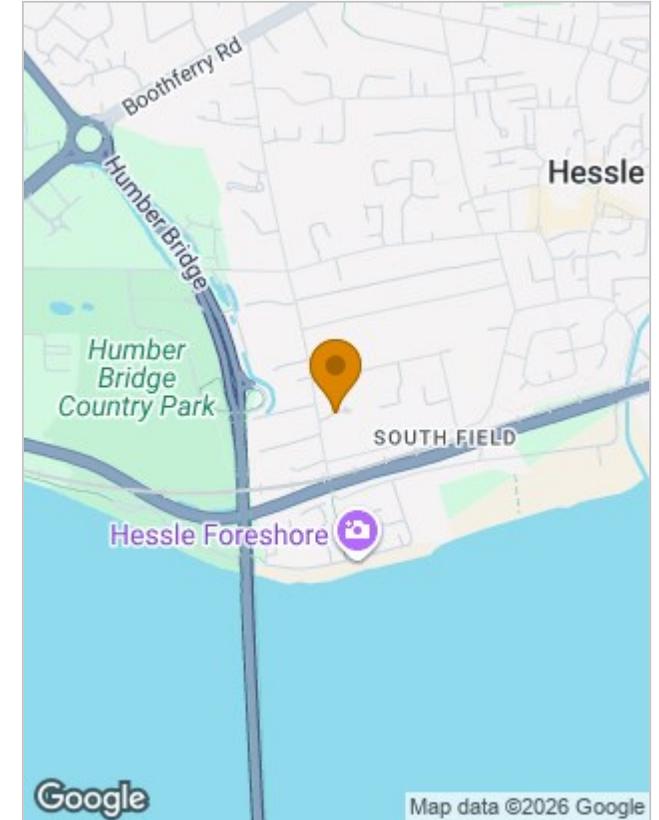
## Viewing

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.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

