





The Property Specialists

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13 Mill Road, Swanland HU14 3PJ
£995,000



- Spectacular, individually designed and built detached modern family home
- No onward chain
- In excess of 3800 square feet of stylish contemporary accommodation
- Five Bedrooms and Five Bathrooms
- Three Receptions
- Outstanding Living Dining Kitchen with Utility off
- Electric gate with long driveway
- Detached Double Garage
- Superb South facing Garden
- EPC Rating: B. Council Tax Band: H

This outstanding detached property was designed and built by the owner to exacting specifications. With large picture windows creating so much light, accommodation in excess of 3800 square feet and so many features to view and appreciate.

The property has a decadence of stylish contemporary accents throughout enjoying a stunning Entrance Hallway with vaulted ceiling and balcony to the first floor, Sitting Room, Family Room/Gym, Study, outstanding Living Dining Kitchen with a host of built-in and integrated appliances and bi-folding doors opening out in the large South facing garden. There is a large Utility Room and Cloaks Room with contemporary Shower Room off.

To the first floor the vast spectacular landing reception has large picture windows to both elevations creating such great light flow with a raised sitting area overlooking the garden. There are four good size Bedrooms, three of which are fitted and have En-suite Bathrooms. The Principal Suite has a spectacular En-suite with four piece suite and Sauna.

To the second floor there is a large fifth Bedroom Suite which was originally going to be a further Sitting, Dining Kitchen, but is utilised as a Bedroom with two walk-in Dressing Rooms and En-suite Shower.

The large South facing garden provides great outdoor space. Electric gates provide access to the vast driveway and down to the Detached DOUBLE garage with EV charger.

Ideally located for commuting to the motorway networks, this property delivers everything you could hope for and more! Offered with no onward chain, viewing is an absolute must!

LOCATION

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A large composite door in anthracite opens into:

ENTRANCE HALLWAY
An impressive entrance hallway with beautifully tiled floor flowing throughout and oak staircase leading to the first floor accommodation, superb vaulted ceiling with glass balcony leading off the first floor landing. Walk-in double storage cupboard shelved out for storage with power and light. Door into:

CLOAKS CUPBOARD
Tiled flooring and leading into:

SHOWER ROOM
uPVC double glazed window to the side elevation, modern three piece suite in white comprising walk-in shower cubicle, low level w.c. and wash hand basin set in vanity unit, tiled splashbacks to wet areas, tiled floor and extractor.

SITTING ROOM
12'4" x 11'10" plus door well (3.76m x 3.61m plus door well)
uPVC double glazed window to the front elevation, beautifully tiled floor and wall mounted TV aerial point.

FAMILY ROOM/GYM
15'9" x 12'3" (4.80m x 3.73m)
uPVC double glazed window to the front elevation. Currently used as a gym, this room provides so much space and versatility for family living.

STUDY
7'8" x 7'8" (2.34m x 2.34m)
uPVC double glazed window to the side elevation and an internal window overlooking the living/dining kitchen.

LIVING/DINING KITCHEN
31'10" x 18'2" (9.70m x 5.54m)
Beautiful tiled flooring flows throughout. There is an orangery area measuring 12'10" x 7'3" having bi-folding doors opening out into the rear garden. The living area features a second set of bi-folding doors leading out into the rear garden and has a large mirrored feature wall.

To the kitchen area there is an extensive range of contemporary curved edge, light dove grey gloss base and wall units with granite work surfaces, integral wine rack, lighting under the wall units, a host of built-in and integrated appliances including a single electric fan oven and a second single electric fan oven with combination microwave, built-in dishwasher, fridge and separate freezer. Sunken sink unit with drainer and mixer tap. The large impressive central island doubles up as a breakfast bar and incorporates a five-ring gas hob with wok burner and retro extractor suspended above. A door leads into:

UTILITY ROOM
18'1" x 10'7" (5.51m x 3.23m)
uPVC double glazed window to the rear elevation and door to garden. Units to match those in the kitchen incorporating space and plumbing for a washing machine and space for tumble dryer, tiled flooring and double doors leading into the plant room.

FIRST FLOOR
VAST, SPECTACULR RECEPTION LANDING
45'6" decreasing to 41'5" x 13'1" (13.87m decreasing to 12.62m x 3.99m)
Feature curved glass 'balcony' with canopy roof overlooking the entrance hallway. To the rear there is an enclosed balcony area with stunning picture windows providing undisturbed views over the rear garden. Ideal as a place to sit down, read and relax. A fixed oak staircase leads to the second floor accommodation.

PRINCIPAL BEDROOM
18'3" x 17'8" decreasing to 15'8" to robes (5.56m x 5.38m decreasing to 4.78m to robes)
uPVC double glazed window to the rear elevation, an extensive range of contemporary gloss anthracite and white fitted wardrobes to include double mirrored doors, and two sets of storage drawers, TV aerial point and door leading into:

EN-SUITE
11'8" maximum x 7'7" (3.56m maximum x 2.31m)
Stunning four piece white suite comprising recessed panelled jacuzzi spa bath, large walk-in shower cubicle, vanity unit housing low level w.c. and wash hand basin and uPVC double glazed window to the side elevation. Beautifully finished in full height Italian marble tiling. This room also benefits from a timber Swedish Sauna.

BEDROOM 2
14'2" x 12'4" decreasing to 10'6" to robes (4.32m x 3.76m decreasing to 3.20m to robes)
uPVC double glazed window to the rear elevation, two sets of gloss anthracite and white fitted wardrobes providing hanging and storage facilities. TV aerial point. A door leads into:

EN-SUITE
8'8" x 5'6" (2.64m x 1.68m)
uPVC double glazed window to the side elevation, modern three piece white suite comprising walk-in shower cubicle, vanity unit with large storage drawers housing 'floating' wash hand basin and low level w.c., beautifully finished in full height tiling with matching tiled floor, recessed integral shelving unit, towel radiator and extractor.

BEDROOM 3
14'3" x 12'4" decreasing to 10'4" to robes (4.34m x 3.76m decreasing to 3.15m to robes)
uPVC double glazed window to the side elevation, two sets of gloss anthracite and white fitted wardrobes with vanity dressing table and fitted drawers. Access to:

EN-SUITE
8'8" x 5'6" (2.64m x 1.68m)
uPVC double glazed window to the side elevation, large walk-in shower cubicle, vanity unit with large storage drawers housing 'floating' wash hand basin and low level w.c. all beautifully finished in full height tiling with matching tiled floor, recessed integral shelving unit, towel radiator and extractor.

BEDROOM 4
12'4" x 8'3" (3.76m x 2.51m)
uPVC double glazed window to the front elevation.

SECOND FLOOR
SMALL LANDING AREA
Access to eaves storage

BEDROOM 5/RECEPTION ROOM
36'11" x 11'11" decreasing to 9'6" (11.25m x 3.63m decreasing to 2.90m)
Large uPVC double glazed picture window to the rear elevation with splendid undisturbed views over the garden and Velux roof window to the front elevation.

Access to two walk-in dressing rooms, one of which is fitted with shelves, drawers and hanging space. This area was originally designed as a second floor reception room and could easily be converted back as plumbing and electrics are still in-situ for what was going to be a kitchen area.

EN-SUITE BATHROOM
10'5" x 8'3" (3.18m x 2.51m)
Velux roof window, modern three piece suite comprising large walk-in shower cubicle, wash hand basin set on vanity unit with matching unit above and low level w.c. all beautifully finished in full height tiling with matching tiled floor, towel radiator and extractor.

OUTSIDE
The property is approached via contemporary electric sliding metal gates. The block sett driveway is vast, extending to the front and side of the property and providing off-street parking for numerous vehicles.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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