Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK&CLARKE

The Property Specialists

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Field View 3 Johnson Close, Swanland HU14 3RY

Offers Over £350,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Head of cul de sac location
- Detached House
- Lounge
- Contemporary living dining kitchen
- Four Bedrooms
- Two Bathrooms & downstairs WC
- Gardens & Driveway
- Ready to move in to today!
- EPC: B
- **PART EXCHANGE CONSIDERED**

PART EXCHANGE CONSIDERED Enjoying a prime head of cul de sac location we are delighted to present to the market this new build detached family home! Contemporary living at its best built by Messrs D J Prescott builders to exacting specification. The property enjoys uPVC double glazing and gas central heating. The accommodation has Entrance hallway, Lounge, downstairs WC, modern fitted Living Dining Kitchen with built in appliances and bi-folding doors to garden. To the first floor the landing leads to FOUR Bedrooms ; principal bedroom with ensuite shower room and modern house bathroom. Gardens to the front and rear and parking.

LOCATION

Swanland is one of the most prestigious addresses within the West Hull villages and benefits from a small range of amenities within the village itself. There are excellent education facilities in the area and good access into Hull and, of course, the motorway network to the West.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Staircase with modern balustrade leads to the first floor. Integral lighting up the stairs.

CLOAKROOM

Two piece modern suite in white with wash hand basin and low level WC

LOUNGE

13'8 x 12' (4.17m x 3.66m)
With uPVC double glazed bay window to the front elevation and uPVC double glazed window to the side.

LIVING DINING KITCHEN

18'7 x 14'9 (5.66m x 4.50m)
Bifolding doors opening in to the garden. Contemporary newly fitted kitchen with built in single oven, hob, extractor, dishwasher and fridge freezer. Wood effect tiled flooring,

UTILITY ROOM

8'6 x 5'6 (2.59m x 1.68m)
uPVC double door with glazed insert. Unit housing the gas central heating boiler.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation. Cupboard.

BEDROOM 1

12' x 11'2 (3.66m x 3.40m)
uPVC double glazed window to the front elevation.

ENSUITE

8'5 x 5'3 (2.57m x 1.60m)
uPVC double glazed window to the side elevation. Modern three piece suite in white enjoy low level WC, wash hand basin set in vanity and shower cubicle.

BEDROOM 2

10'6 x 6'9 (3.20m x 2.06m)
uPVC double glazed window to the rear elevation.

BEDROOM 3

10'6 x 7'9 (3.20m x 2.36m)
uPVC double glazed window.

BEDROOM 4

10'4 x 6'4 (3.15m x 1.93m)
uPVc double glazed window.

BATHROOM

6'9 x 6'9 (2.06m x 2.06m)
uPVc double glazed window to the side elevation. Three piece suite having panelled bath, wash hand basin set in vanity and low level WC with tiled splash backs.

EXTERNAL

To the front of the property there is gravelled parking with a side block sett driveway providing further parking. Timber gates provide access to further parking and the lawned rear, enclosed garden with small timber shed.

To the side of the driveway is shrubbery.

SERVICES

All mains services are available or connected to the property. Each property has an individual pumping system located at the front of the driveway. This enables the water drainage to pump up to the main drain at the head of the development. There is an individual alarm built into each pump, and should the pump get blocked the property owner is to contact Kingspan who will arrange to unblock the drain to allow clear flow and connection to the main drains. Prospective purchasers should note that other than toilet paper, nothing else can be put down the toilet to prevent blockages. We understand that Kingspan do offer an individual maintenance contract and further details can be obtained through the office.

As with all new build properties, there is no council tax band given as of December 2023.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

COUNCIL TAX

The Council Tax Band for this property will be confirmed.

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.

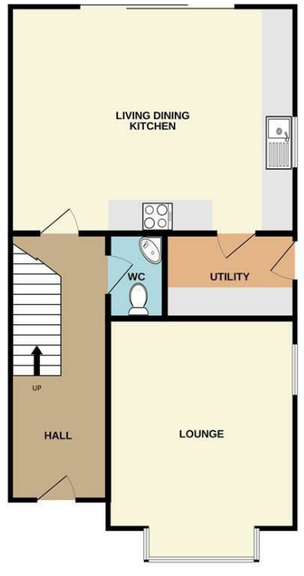
CONSTRUCTION

This property is an energy efficient timber framed construction.

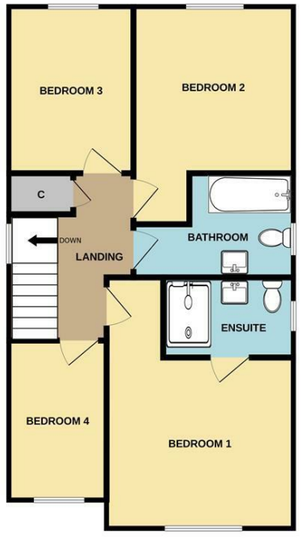
AGENTS NOTES

This property was registered as Brimston Lodge but has been recently changed by the builder.

GROUND FLOOR



1ST FLOOR



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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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.