



**25 Nursery Close, Swanland HU14 3FA**  
**Guide Price £575,000**

- Four double bedrooms/three reception rooms
- Tucked away cul-de-sac position
- Fully redecorated and 'Move In' ready
- Constructed in 2016 to high standard
- Easy to maintain gardens + double garage
- Sought after village location
- Westerly facing rear garden
- Council Tax Band: G
- EPC Rating: B

A generously sized and beautifully laid out family house, extending to almost 2,400 square feet and in a superb, tucked away cul-de-sac position close to a small park. Constructed in 2016 and offered to the market with no onward chain, the property benefits from a Westerly facing and easy to maintain garden, and is located in one of East Yorkshire's most sought after villages.

Offering four double bedrooms, three bathrooms and the flexibility of three reception rooms, the property has a beautiful light and bright ambience, and offers extensive parking with a double garage.

Fully redecorated and professionally cleaned the house is in true 'move in' condition.

#### LOCATION

The property is located in a tucked away position at the very head of the cul-de-sac forming Nursery Close, which was constructed in 2016 and lies off Beech Hill Road.

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

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

21'8" x 7' (6.60m x 2.13m)

Modern composite front door with obscured glass panel opening onto an inset mat well, stairs to the first floor accommodation and integral door through to the garage.

##### LIVING ROOM

16'5" x 14'7" (5.00m x 4.45m)

A very well-proportioned room with patio doors having a Westerly aspect and opening out onto a flagged seating area, wood burning stove set in fireplace with slate tile hearth and oak mantel above.

##### STUDY

11'7" x 11' (3.53m x 3.35m)

Allowing flexibility of use and window to front aspect.

##### LIVING/DINING KITCHEN

28' x 18'5" maximum (8.53m x 5.61m maximum)

An attractive modern kitchen with wall and base storage units having contemporary grey fronts and solid granite work surfaces with matching upstand, five-ring stainless steel gas hob with matching canopy extractor over, inset one and a half bowl stainless steel sink and drainer, integrated oven, microwave, dishwasher, fridge and freezer, breakfast bar set into peninsular, porcelain tiled floor, bi-fold doors opening onto the Westerly facing sun terrace and further windows to both sides.

##### UTILITY ROOM

Base and wall storage units to match those in the kitchen and solid granite work surfaces, inset stainless steel sink and drainer, space and plumbing for washing machine and tumble dryer, wall mounted boiler set in wall cabinet and uPVC glass panelled door opening onto the side of the property. A continuation of the porcelain tiled floor.

##### CLOAKROOM

Two piece sanitary suite comprising close coupled w.c., pedestal hand wash basin and porcelain tiled floor.

##### FIRST FLOOR

##### LANDING

Airing cupboard housing hot water tank.

##### BEDROOM 1

14'2" x 16'5" (4.32m x 5.00m)

A very generously sized room with windows to both front and rear aspects, built-in wardrobes and matching drawer unit.

##### EN-SUITE SHOWER ROOM

Three piece sanitary suite comprising double shower enclosure, wall hung hand wash basin with semi-pedestal and back to the wall w.c., partially tiled walls, heated towel rail and porcelain tiled floor.

##### BEDROOM 2

20'2" x 16'5" (6.15m x 5.00m)

A further very generously sized bedroom with window to the front elevation and walk-in wardrobe.

##### EN-SUITE BATHROOM

Three piece sanitary suite comprising wall hung hand wash basin with semi-pedestal, back to the wall w.c. and shower enclosure, partially tiled walls, porcelain tiled floor, chrome heated towel rail and window to the front elevation.

##### BEDROOM 3

17'9" x 9' (5.41m x 2.74m)

Window to the rear elevation.

##### BEDROOM 4

17'6" x 9'1" (5.33m x 2.77m)

Built-in wardrobes and window to the rear elevation.

##### BATHROOM

Four piece sanitary suite comprising inset bath with tiled panel, back to the wall w.c., wall hung hand wash basin with semi-pedestal, shower enclosure, chrome heated towel rail and porcelain tiled floor.

##### OUTSIDE

The property is set back from the road with a wide area of tarmac parking leading up to the front driveway.

The rear garden is Westerly facing with a wide flagged seating area adjacent to the living room and living/dining kitchen. A step up leads to an artificial lawn and to a further decked seating area to one side (elevated to make the most of the Southerly aspect). Within the garden there is a shed for storage and accessed can be gained via a timber gate from the front of the property.

##### GARAGE

17'7" x 16'9" (5.36m x 5.11m)

Electric up-and-over door and supplied with light and power.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENUR

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

##### 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 the 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



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.

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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