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Quick & Clarke

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The Paddock Chantry Way, Swanland HU14 3PH

£450,000

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- Detached newly built Bungalow
- Built by a local family builder
- No forward chain
- Good size driveway with EV charging point and car port
- Outstanding living dining kitchen with a host of built in appliances
- Bi-folding doors open in to rear paved garden
- Two DOUBLE Bedrooms
- Two Bathrooms
- Lawned gardens to the side
- EPC: A Council Tax: TBC

Welcome to this exquisite newly built detached bungalow located on Chantry Way in the charming village of Swanland. Tucked away behind secure driveway gates, this property presents a wonderful opportunity for those seeking a modern and comfortable home.

As you approach, you will be greeted by a spacious driveway that accommodates multiple vehicles, complete with an electric vehicle charging point and a covered carport for added convenience. The beautifully landscaped gardens extend from the side to the rear, featuring an extensive patio area that seamlessly connects to the living space through bi-folding doors. This design invites the outdoors in, perfect for enjoying alfresco dining or simply relaxing in the sun.

Upon entering, you will find a welcoming entrance hallway that leads to a superb living dining kitchen. This area is equipped with a range of built-in and integrated appliances, complemented by underfloor heating, ensuring a warm and inviting atmosphere throughout. The bungalow boasts two generously sized double bedrooms, with the principal bedroom benefiting from an ensuite shower room, while a stylish house bathroom serves the second bedroom and guests.

This property is thoughtfully designed to provide lateral living, combining modern conveniences with a sense of space and light. Its high standard of accommodation makes it an ideal choice for those looking to enjoy a tranquil lifestyle in a picturesque setting. Viewing this exceptional bungalow is highly recommended to fully appreciate all it has to offer.

LOCATION
The property is located off Chantry Way, which in turn is accessed from Westfield Road which is in the centre of Swanland. This highly regarded East Riding village provides great access to nearby motorway routes. The village has some independent local retail outlets, the shopping park of Willerby is located approximately 3 1/2 miles from the property where Waitrose, Aldi, Lidl and retail outlets can be found.

THE ACCOMMODATION COMPRISES
An anthracite composite door with full height side window leads into:

ENTRANCE HALLWAY
Attractive wood laminate flooring, fitted cupboard housing the hot water cylinder and door into:

LIVING/DINING KITCHEN
31'5" x 14'11" (9.58m x 4.55m)
uPVC double glazed corner window to the front elevation and bi-fold doors leading out from the living/dining area onto the rear patio. Attractive tiled wood effect flooring with underfloor heating throughout.

To the living/dining area is a fitted cupboard housing the electric and gas controls, plumbing for washing machine. A wall mounted TV aerial point and superb views over the rear garden.

The kitchen area has an extensive range of newly fitted Shaker style base and wall units with granite work surfaces and uplifts, integrated dishwasher and integrated fridge freezer. Induction hob with single electric fan oven and extractor. TV aerial point.

BEDROOM 1
14'2" x 11' (4.32m x 3.35m)
uPVC double glazed window to the front elevation. Door into:

EN-SUITE
8'10" x 4'1" (2.69m x 1.24m)
uPVC double glazed window to the front elevation, tiled flooring, wash hand basin set in modern vanity unit, low level w.c., independent shower cubicle with tiling to wet areas and extractor. Contrasting tiled floor.

BEDROOM 2
12'2" x 10'3" (3.71m x 3.12m)
uPVC double glazed window to the rear elevation.

FAMILY BATHROOM
8'11" x 6' (2.72m x 1.83m)
uPVC double glazed window to the rear elevation, modern three piece modern suite in white comprising wash hand basin set in vanity unit, low level w.c. and panelled bath with central mixer taps, shower screen and thermostatic shower over with marble effect tiling to wet areas. Contrasting tiled floor.

OUTSIDE
A timber farmer's gate opens onto the block sett driveway which provides parking for several vehicles with a timber car port with tiled roof.

Lawned gardens extend down both sides and the rear garden has an attractive porcelain tile patio and lighting providing a great outdoor space.

EV Charger.

SERVICES
All mains services are available or connected to the property.

CENTRAL HEATING
An air source heat pump provides under floor heating throughout. This energy efficient zoned heating offers extensive control.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

AGENT'S NOTE
The property has been pre-wired for Smart TV, Sky HD, has USB charging points to some power sockets, TV aerial point, telephone points and HDMI. The property has solar panels installed 5kw.

ENVIRONMENTAL
The property was built using sustainably sourced materials in order to achieve a highly efficient energy rating. This exceeds that which would normally be expected with current Building Regulations. This will benefit any new owner with reducing energy bills. Photo Voltaic panels to the South facing roof pitch, an air source heat pump and electric car charger are all included with the property.

BUILDING WARRANTY
The property benefits from an NHBC building warranty.

TENURE
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

GROUND 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.