



*7 Copper Beech Close, Swanland, East Yorkshire, HU14 3LR*

- 📍 Stunning Detached House
- 📍 Exclusive Location
- 📍 5 Beds/3 Bathrooms
- 📍 Council Tax Band = G

- 📍 Open Plan Kitchen
- 📍 Double Garage
- 📍 Viewing a Must
- 📍 Freehold/EPC = C

£765,000

## INTRODUCTION

This stunning detached property is particularly well built and is of substantial proportions providing well designed and extremely attractive accommodation. Many traditional building techniques and fine materials feature in this desirable home and viewing is strongly recommended. The property is situated within an exclusive cul-de-sac situated between Kemp Road and West Leys Road. The accommodation is depicted on the attached floor plan and extends over two floors comprising a grand central hallway, separate lounge with log burner, day room, study and the heart of the house is a fabulous open plan kitchen with day room/dining area to the rear. There is also a utility room and downstairs cloaks/WC. At first floor the impressive galleried landing provides access to all five bedrooms, two with ensuite facilities and a separate bathroom. The grand master suite also has a dressing area. The accommodation has the benefit of gas fired central heating, uPVC double glazing and KC fibre internet connected. The property is situated on the western side of Copper Beech Close having a parking forecourt and double garage to the front and an attractive mature garden to the rear with patio areas, lawn and shrubbery.

## LOCATION

Copper Beech Close is an exclusive residential cul-de-sac situated off West Leys Park. This sought after area lies between Kemp Road and West Leys Road within the highly desirable West Hull village of Swanland. Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers, chemist and a number of independent traders. There are a variety of amenities and recreational facilities such as a tennis and bowls club and a children's playing field. The village has a well reputed primary school with secondary schooling in the nearby South Hunsley. A number of public schools are also available. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough providing Intercity connections.

## ACCOMMODATION

An attractive composite residential entrance door to:

### ENTRANCE HALL

A grand hallway with a staircase leading up to the galleried landing. There is quality oak flooring, moulded coving and ceiling rose and a large under stairs storage cupboard.



### CLOAKS/WC

With low level WC and wash hand basin with cabinet.

## LOUNGE

21'5" x 14'3" approx (6.53m x 4.34m approx)

Having as its focal point a log burner with oak lintel above flanked by windows overlooking the rear garden. There are double doors leading out to the patio. Moulded coving and ceiling roses.



## DAY ROOM

11'5" x 15'8" approx (3.48m x 4.78m approx)

Into bay window to front elevation. Moulded coving and ceiling rose.



## STUDY

10'8" x 8'10" approx (3.25m x 2.69m approx)

Window to side elevation.



## KITCHEN/LIVING AREA

30' x 18'10" approx to extremes (9.14m x 5.74m approx to extremes)  
 A fabulous space which is 'L' shaped in design. The kitchen area has a range of modern fitted base and wall mounted units with oak work surfaces. There is an under counter one and a half sink, integrated double oven, induction hob with extractor hood above, dishwasher and fridge freezer. There are down lighters to the ceiling and the window looks out to the front elevation. Amtico flooring runs throughout the room and to the rear there is ample space for a dining suite and settee etc. Double doors open out to the patio area.



## UTILITY ROOM

11'1" x 7'9" approx (3.38m x 2.36m approx)

Having a selection of fitted units, one and a half sink and drainer, plumbing for automatic washing machine, cupboard housing wall mounted Ideal classic gas fired central heating boiler. Internal door to garage and external door to side elevation.



## FIRST FLOOR

### GALLERIED LANDING

A stunning landing with window to front elevation, large airing cupboard to one corner. Access to roof void.



### BEDROOM 1

20' x 13'10" approx (6.10m x 4.22m approx)

With windows overlooking the rear garden. Archway through to:



## DRESSING AREA

9'1" x 6'6" approx (2.77m x 1.98m approx)

With window to rear elevation, fitted wardrobe, internal door to:

## ENSUITE BATHROOM

10'9" x 9'4" approx (3.28m x 2.84m approx)

A large ensuite bathroom featuring a low level WC, wash hand basin, shaped bath, large shower enclosure, tiled surround and Travertine tiled flooring, heated towel rails.



## BEDROOM 2

16' x 11'8" approx (4.88m x 3.56m approx)

Window to front elevation, wardrobing.



### ENSUITE SHOWER ROOM

Fully tiled to floor and marble tiling to the walls with suite comprising large shower enclosure, low level WC and twin cupboards, one housing a designer wash hand basin with mixer tap. Heated towel rail.



### BEDROOM 3

14'6" x 10'8" approx (4.42m x 3.25m approx)  
 With fitted sliderobes, window to rear elevation.



### BEDROOM 4

13'3" x 11'10" approx (4.04m x 3.61m approx)  
 With fitted wardrobing, attractive wood flooring, window to front elevation.



## BEDROOM 5

14'6" x 10'4" approx (4.42m x 3.15m approx)

Having a range of fitted wardrobes, window to rear elevation.

## BATHROOM

Tiling to the walls and floor, the suite comprises low level WC, wash hand basin, corner shower cubicle, panelled bath, designer lights to ceiling, heated towel rail.



## OUTSIDE

A lawned garden extends to the front bounded by laurel hedging and blockset driveway leads up the integral double garage. The landscaped rear garden enjoys a westerly facing aspect and incorporates a large paved terrace with lawn beyond. Mature ornamental shrub borders create many areas of interest.



## REAR



## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

## AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

## PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





