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**Limb**  
MOVING HOME



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

- 📍 Outstanding Detached Residence
- 📍 Top End Specification
- 📍 1/3rd Acre Plot
- 📍 Council Tax Band = G
- 📍 5 Beds/4 Baths
- 📍 Exclusive Cul-de-sac Setting
- 📍 Superb Open Plan Living
- 📍 Freehold/EPC = B

**£1,125,000**



## INTRODUCTION

Quality throughout is on offer here at this fabulous detached residence standing at the head of an extensive cul-de-sac. Recently built in 2021 to an individual design and a bespoke specification, this outstanding property affords a highly desirable lifestyle and early viewing is strongly recommended. The property stands in a superb plot of approx. a third of an acre with extensive parking to the front complete with an EV charging point and a double garage. The gardens surround the house with lawns, patio areas, gazebo with hot tub (negotiable) and a garden chalet ideal for games/entertaining. The immaculately presented accommodation extends to over 3,500 sqft and has underfloor heating to the ground floor and radiators upstairs. First impressions count and a stunning entrance hall with its galleried landing above doesn't disappoint. The ground floor also features a tremendous open plan living space with dining area, sitting and day room spaces, garden room situated off and a superb kitchen with quality units, appliances and a grand island topped with Corian. There is also a separate formal spacious lounge. Practicalities are catered for with a large utility room and cloaks/WC. Upon the first floor are a series of five bedrooms, the luxurious principle of which covers approx. 550 sqft with a large bedroom area, dressing room and luxurious ensuite. There are two further ensuite bedrooms with the remainder served by a stylish bathroom. Of modern construction with a high insulation factor and quality fittings throughout, this property stands in a sizeable plot in an exclusive setting close to the centre of the village and should not be missed.

## 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.



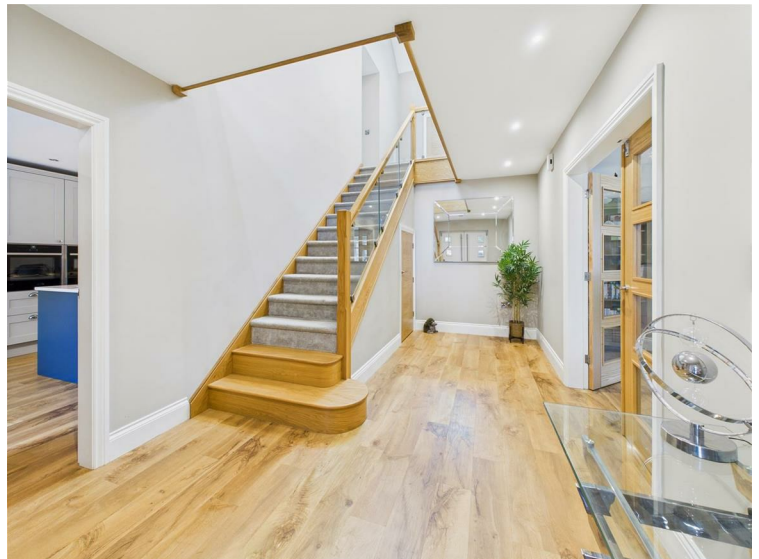
## ACCOMMODATION

Grand double doors open to the entrance reception.



## ENTRANCE RECEPTION

An extremely impressive reception area with galleried landing above having a vaulted ceiling and feature chandelier (negotiable). An oak and glass detailed staircase leads up to the first floor and has a storage cupboard beneath. Double doors open through to the living room.



## CLOAKS/WC

With suite comprising concealed flush WC, wash hand basin, fitted cabinet.

## LIVING ROOM

Measuring approximately 26'0" x 14'5", this formal room has a wide bay window to the front elevation and a chimney breast houses a log burner upon a marble hearth. There is a further window to the side and this room connects through double opening doors through to the day room.



## LIVING KITCHEN

The heart of this house, this superb space runs from front to back with window overlooking the front garden and a picture window looking out into the rear. The bespoke kitchen has an extensive range of high quality units of contemporary dual toned style complete with a grand central island with breakfast bar peninsular. Features include twin Neff ovens (one with steamer function), warming drawer and combination microwave. There is also an induction hob with concealed extractor hood above, dishwasher, larger fridge, larder freezer and a 24 bottle dual-zone wine cooler. The undercounter sink has a Quooker instant hot water tap. There is ample area to one end of the room for settees/relaxing. The room is open plan in style through to the dining/day area.





*KITCHEN AREA*



## LIVING AREA



## DINING/DAY AREA

Overlooking the rear garden with wall mounted TV point and a wide opening through to the garden room.





## DAY AREA



## GARDEN ROOM

A superb space providing great views across the garden and with two walls of bi folding doors both opening out to paved terraces. There is a part vaulted ceiling with electric remote controlled inset Velux windows complete with automatic rain sensor, allow light to flood in.



## UTILITY ROOM

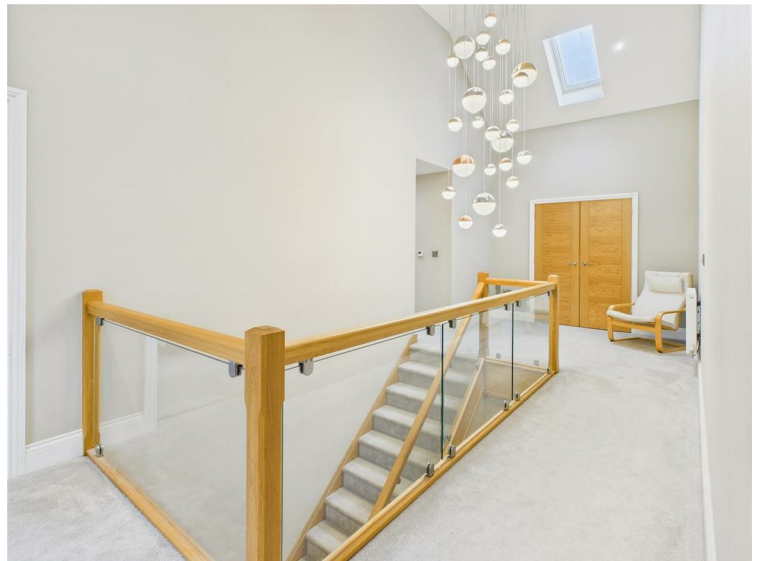
With fitted units and storage cupboards, sink and drainer. Plumbing for automatic washing machine and space for dryer. Internal door through to garage and external door to rear.



## FIRST FLOOR

### GALLERIED LANDING

A simply stunning landing with a high vaulted ceiling, electric remote controlled Velux window complete with automatic rain sensor and central multi light chandelier (negotiable). The landing is enhanced by an oak and glass balustrade and is 'L' shaped providing access to all bedrooms. Double doors also open to a "walk in" store/airing cupboard complete with hot water tank.





## BEDROOM 1

A luxurious bedroom area which covers approx. 550 sqft includes a feature bedhead wall. Walking behind the bed area, you enter a dressing room complete with an extensive range of fitted furniture and drawers. Windows to front and side elevations.



## DRESSING ROOM



## ENSUITE BATH/SHOWER ROOM

A luxurious bathroom complete with free standing oval shaped bath and tap stand, wash hand basin with drawer and matching side toiletries cabinet, concealed flush WC, "walk in" shower area with rainhead and handheld shower system. Tiled surround to walls and floor, heated towel rail.





## BEDROOM 2

A spacious room measures approximately 18'4" x 12'4". Window to front elevation.



## ENSUITE SHOWER ROOM

A stylish contemporary en-suite comprising concealed flush WC, wash hand basin with drawers below and "walk in" shower area with rainhead and handheld shower system. Tiled surround to walls and shower area, flooring, heated towel rail.



## BEDROOM 3

A great sized bedroom which measures 21'6" x 10'3". Window to front elevation.



## ENSUITE SHOWER ROOM

A stylish contemporary ensuite comprising concealed flush WC, wash hand basin with drawers below and "walk in" shower area with rainhead and handheld shower system. Tiled surround to walls and shower area, flooring, heated towel rail.





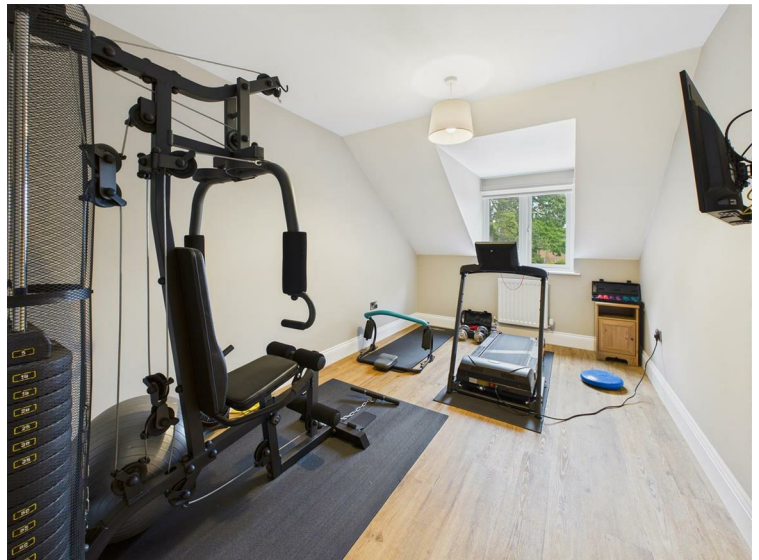
## BEDROOM 4

A double bedroom with window to rear elevation.



## BEDROOM 5

A further double bedroom with window to front elevation. Currently used as a gym with extra thick floor covering for sound dampening.



## BATHROOM

A stylish contemporary suite comprising a freestanding oval bath and tap stand, wash hand basin in cabinet, concealed flush WC and "walk in" shower with rainhead and handheld shower system, tiled surround together with flooring, heated towel rail.

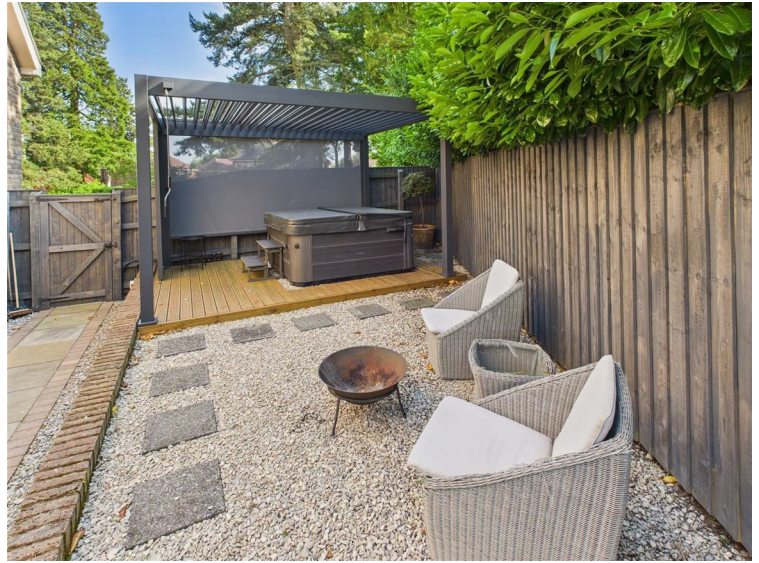


## OUTSIDE

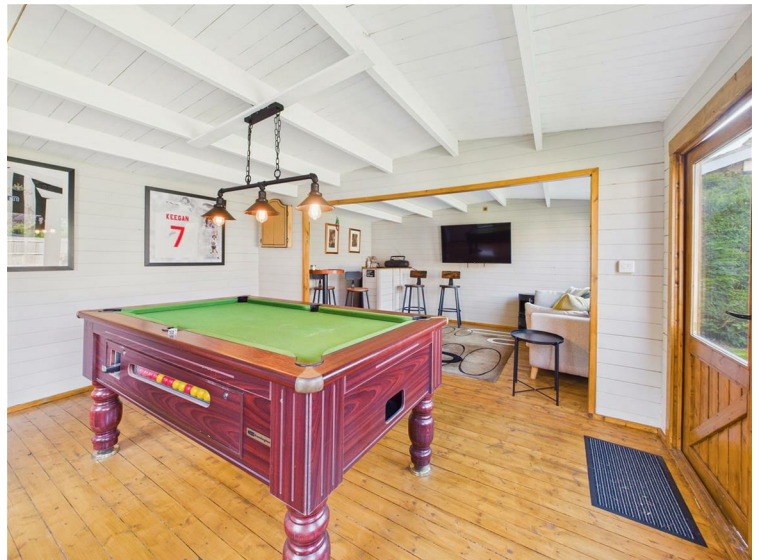
Brick pillars flank the entrance to the block set driveway which provides ample parking plus further gravelled areas to the side. Lawned gardens extend to either side bounded by fencing. The sizable rear garden provides areas to enjoy the sun throughout the day with extensive patios and access to the surrounding lawns. Within the garden lies a quality garden chalet ideal for games/entertaining as required. To one side of the house lies a private area with a gazebo having a slatted roof around a hot tub (negotiable).







## GARDEN CHALET



## REAR VIEW





## VIEW TO FRONT



## GARAGE

A sizeable garage with two automated up and over entry door. The garage houses the Valliant central heating boiler.

## HEATING

The property has gas fired central heating being underfloor to the ground floor level and radiators upstairs.

## DOUBLE GLAZING

The property has quality uPVC framed double glazing.

## EV CHARGING

There is an EV charging point.

## SERVICES

All mains services are connected.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

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



## AGENTS NOTE

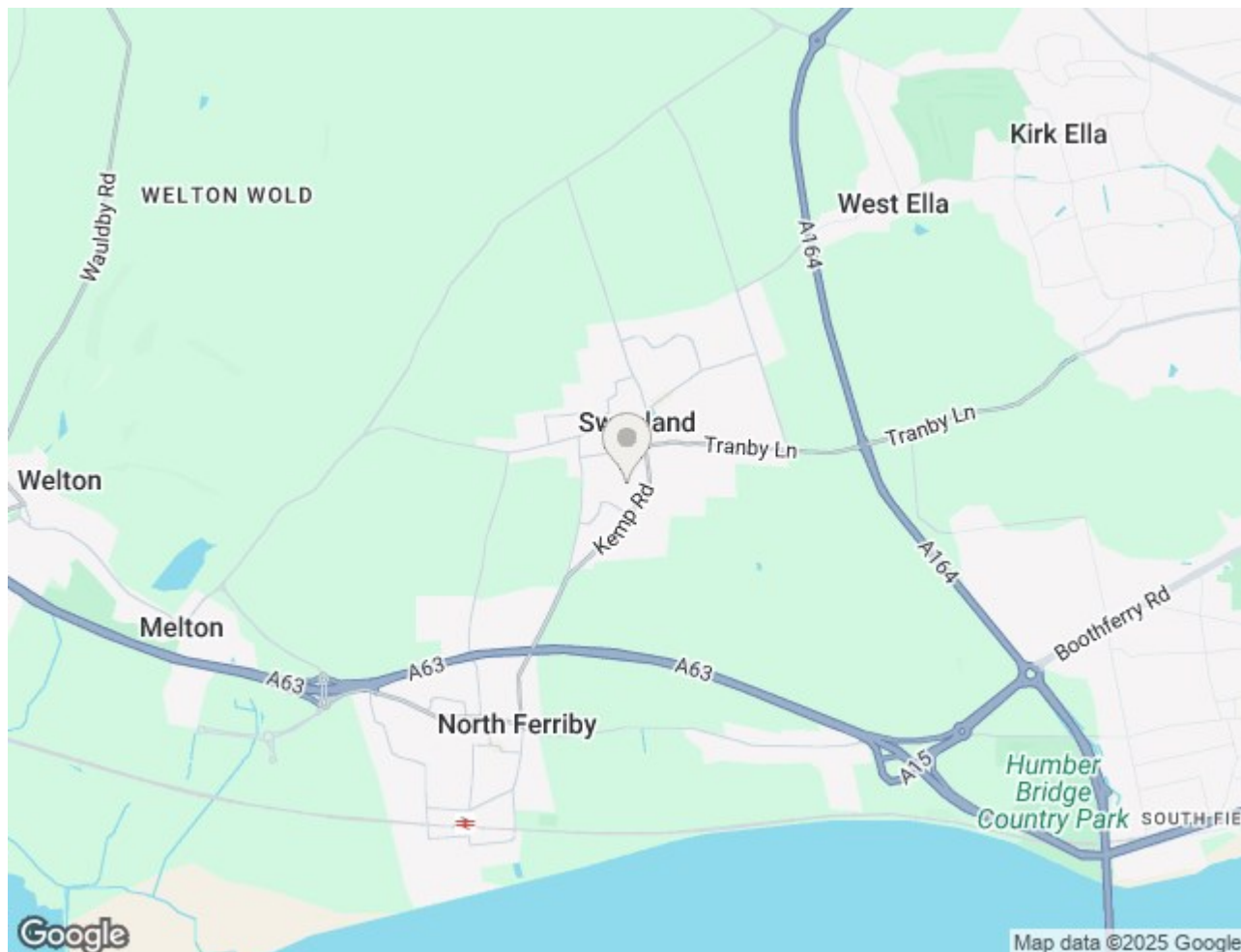
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	