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Matthew  
**Limb**  
MOVING HOME



*1 Greenacres, Greenstiles Lane, Swanland, East Yorkshire, HU14 3NH*

 Fine Detached Residence

 Five Bedrooms

 Rear Orangery

 Council Tax Band G

 Exclusive Location

 Superb Open Plan Kitchen

 2 Separate Receptions

 Tenure Freehold / EPC = C

**£899,950**

## INTRODUCTION

1 Greenacres is a magnificent detached residence which stands in a plot of around 0.3 acre in an exclusive private cul-de-sac off Greenstiles Lane, on the eastern fringe of Swanland Village. Built to an individual design approximately 30 years ago, the property has been further enhanced and extended to provide the very best of modern living. The heart of the house is the stunning open plan kitchen/living/dining space which stretches approximately 44ft across the rear of the house with double doors leading out to the south facing terrace. A recent addition of an orangery provides further appeal. There are also two separate reception rooms including an elegant lounge and the ground floor is completed by a utility room and two cloak rooms. At first floor lie five bedrooms, two of which are en-suite with the main being extensively fitted with Villeroy and Boch sanitary ware and tiling. The fifth bedroom is currently fitted as a study. Outside, the extensive block-set forecourt creates multiple parking and provides access to the double garage. The beautiful rear garden enjoys a south facing aspect and is lawned, being complimented by patio areas, attractive borders and superb specimen trees. In all, a fine property of which early viewing is strongly recommended.

## LOCATION

This fine property is situated within the small and exclusive cul-de-sac development of Greenacres which lies on the western side of Greenstiles Lane. Swanland has a picturesque village centre where a number of shops are to be found including a post office, butcher, doctor's surgery, chemist, convenience store and a public house. There are a number of amenities and recreational facilities such as a tennis and bowls club and childrens park and playing field. The village also has a well reputed junior school with secondary schooling at nearby South Hunsley School. A number of public schools are also available such as Hull Collegiate, Hessle Mount and Hymers College. Convenient access to the A63 leads to Hull city centre to the east and the national motorway network to the west towards Leeds. A mainline railway station lies approx 15 minutes distance at Brough which provides a regular service to London Kings Cross.

## ACCOMMODATION

A covered storm porch leads to an attractive oak entrance door which opens to:

### ENTRANCE HALLWAY

A most welcoming hallway with a staircase leading up to the first floor. Amtico flooring. Situated off the hallway is a cloaks cupboard and access to the WC.



### WC

With low level WC and wash hand basin. Tiled surround.

## LOUNGE

13'9 x 18'8 approx (4.19m x 5.69m approx)

Plus deep bay window to the front elevation. This elegant room has as its focal point a feature fire surround with marble hearth and back plate housing a log effect gas fire. In addition to the bay window to the front elevation, there are patio doors leading out to a rear terrace.



## DINING ROOM

13'4 x 12'0 approx (4.06m x 3.66m approx)

With window to the front elevation.



## OPEN PLAN KITCHEN/LIVING/DINING

43'8 x 16'10 reducing to 10'9 approx (13.31m x 5.13m reducing to 3.28m approx)

A simply stunning open plan space which stretches nearly the whole of the rear of the house. Windows overlook the rear garden and double doors open out to a south facing terrace. The room provides areas for living, dining and kitchen which itself has a spectacular range of bespoke units and a grand island, all complemented by Corian work surfaces. The island has perimeter seating and houses a four ring gas hob, two ring electric hob and there is a ceiling Elica extractor hood above. The wall units incorporate a moulded one and a half sink and drainer with mixer tap and waste disposal. Features also include a double oven, steam oven, combination microwave, and dishwasher. The dining area has a window to the rear. The living area has a contemporary wall inset log effect gas fire. Double doors open through to the Orangery.



## KITCHEN AREA



## ALTERNATIVE VIEW



## LIVING AREA



## ORANGERY

18'9 x 17'6 approx (5.72m x 5.33m approx)

Into deep bay window to the rear elevation. A beautiful room overlooking the rear gardens with aspects to all three sides. Double doors lead out to a rear terrace, there are two velux roof lights and recessed downlighters.



## UTILITY ROOM

13'8 x 9'5 approx (4.17m x 2.87m approx)

With window to front elevation. Fitted units and work surfaces, sink and drainer. There is plumbing for an automatic washing machine and space for further appliances. External access door to side.

## WC

With low level WC and wash hand basin.

## FIRST FLOOR

### LANDING

With window to front elevation. An 'L' shaped galleried landing providing access to all bedrooms. There is access to the roof void via a retractable ladder. The roof void is part boarded being idea for storage.

### BEDROOM 1

18'7 x 13'7 approx (5.66m x 4.14m approx)

This luxurious bedroom has a bed area and a step leads up to a dressing area, which is complete with an extensive range of fitted furniture including wardrobes, drawers, dressing table and cupboards.



## DRESSING AREA



## EN-SUITE BATHROOM

10'7 x 8'7 approx (3.23m x 2.62m approx)

Having the benefit of beautiful Villeroy and Boch fittings. A walk in shower area has a rainhead and hand held shower, freestanding egg shaped bath, concealed flush WC and twin wash hand basins with cabinets below and mirror above. There is also Villeroy and Boch tiling to the walls and floor. Heated towel rail.



## BEDROOM 2

17'3" x 13'8" approx (5.28m x 4.17m approx)

A spacious room with extensive fitted furniture comprising wardrobes with sliding fronts and a dressing table. A window overlooks the rear garden.



### EN-SUITE SHOWER ROOM

With suite comprising low level WC, wash hand basin and shower enclosure.



### BEDROOM 3

10'9 x 10'4 approx (3.28m x 3.15m approx)  
Window to rear elevation.



### BEDROOM 4

13'0 x 9'0 approx (3.96m x 2.74m approx)  
With fitted wardrobe, window to rear elevation.



### STUDY/BEDROOM 5

10'4 x 12'0 approx (3.15m x 3.66m approx)

Having an extensive range of fitted furniture comprising desk, cupboards, drawers ideal for hanging files. A window overlooks the front elevation.



### BATHROOM

An attractive suite comprising a concealed flush WC, wash hand basin, walk in shower with multi jet system, tiling to the walls and floor.

Heated towel rail.



## OUTSIDE

The frontage is set to block paving creating extensive parking for multiple vehicles and there is access to the detached double garage. The stunning rear garden enjoys a south facing aspect and incorporates a terrace which is paved and provides a beautiful view across the lawned garden which is interspersed with borders, shrubs and stunning mature trees.



## REAR VIEW OF PROPERTY



## 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.

## 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.

## 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.

## 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.

## 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.





