

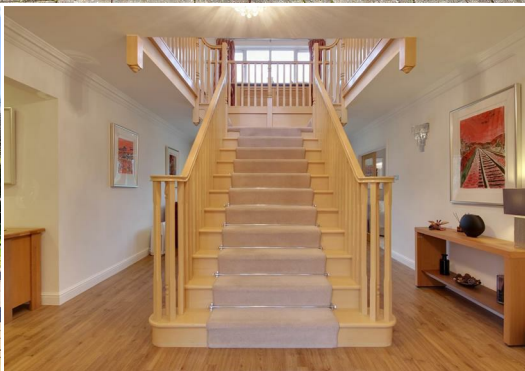
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**Limb**  
MOVING HOME



*Ashleigh, The Park, Kemp Road, Swanland, East Yorkshire, HU14 3LU*

- 📍 Outstanding Detached Residence
- 📍 Exclusive Location
- 📍 4/5 Bedrooms
- 📍 Council Tax Band = G
- 📍 Annexe Potential
- 📍 High Quality Specification
- 📍 Beautiful Grounds
- 📍 Freehold/EPC = C

**£1,250,000**



## INTRODUCTION

Ashleigh is a truly outstanding detached residence which stands in what many regard as one of the areas most exclusive locations of The Park, a private lane, situated off Kemp Road close to Swanland's picturesque village centre. Immaculately presented and of a high quality specification throughout, this fine property enjoys beautiful grounds of around 0.6 acre. The accommodation extends to approximately 3,400 sqft across two floors and provides great versatility including the potential of a ground floor annexe. With generously proportioned room sizes, the main living space features a fabulous entrance reception with oak staircase and galleried landing above. There is a formal lounge, separate dining room, stunning breakfast kitchen and large conservatory. There is also a utility room and cloaks/WC. To the southern flank of the property are a series of rooms which are ideal as an office suite or an annexe as they include a kitchenette/utility, office/reception room and a shower room. Upon the first floor, the galleried landing provides access to all four double bedrooms, two being ensuite, plus a grand main bathroom with a Jacuzzi suite.

## DIRECTIONS

SAT NAV - HU14 3LU - Please note that the property is approached along 'The Park' a private road which is accessed from the western side of Kemp Road, opposite its junction with Tranby Lane, close to the Tennis Club and primary School.

## LOCATION

The Park is one of the region's most prestigious addresses being a winding private lane, comprising some of the area's finest homes. This exclusive and private location is situated directly off Kemp Road close to the centre of this highly desirable west Hull village which is clustered around the village pond. Swanland affords a number of amenities including chemist, convenience store with post office, well reputed public house, coffee shop, plus a number of recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well regarded primary school with an "outstanding" Ofsted rating. Secondary schooling is at the nearby South Hunsley School and Sixth Form College (also rated as "outstanding" by Ofsted). A number of public schools are also available locally with Swanland being on the daily school bus route to Hymers College, Tranby and Pocklington Schools. Convenient access can be gained to the A63 leading into Hull city centre to the east and the national motorway network to the west. The Humber Bridge lies nearby leading to Lincolnshire and Humberside airport and a mainline railway station lies approximately 15 minutes driving distance away in Brough providing intercity connections.

## ACCOMMODATION

Upon arriving at the property, double doors open to the:

## ENTRANCE PORCH

Internal oak framed double doors open to:



## ENTRANCE RECEPTION

22'3" x 14'0" approx (6.78m x 4.27m approx)

Incorporating a snug area to the rear. This stunning first impression features a grand central oak detailed staircase, leading up to the galleried landing above. The snug area has double doors leading out to the rear patio.



## SNUG





## CLOAKS/WC

With low level WC, wash hand basin in cabinet, tiling to the walls.

## LIVING ROOM

22'2" x 15'9" approx (6.76m x 4.80m approx)

A particularly spacious room with cantilever style picture window overlooking the rear garden. The focal point of the room is a superb feature marble fireplace housing a "living flame" gas fire. Windows to side elevation.



## DINING ROOM

15'0" x 14'4" approx (4.57m x 4.37m approx)

With cantilever window overlooking to the rear garden.





## *BREAKFAST KITCHEN*

28'0" x 13'0" approx (8.53m x 3.96m approx)

This triple aspect room has windows to front and side elevations and double doors opening out to the rear patio. The kitchen was supplied and fitted by Juxta and has an extensive range of sleek, high gloss units complimented by Silestone worksurfaces. There is also a matching grand island. Features include an undercounter one and half sink with mixer tap, Quooker instant hot water tap, Siemens oven, combination microwave and warming drawer, induction hob with extractor hood above, integrated dishwasher, fridge, freezer. Sliding patio doors open to the conservatory.





## CONSERVATORY

15'7" x 14'10" approx (4.75m x 4.52m approx)

Overlooking the gardens to the rear and side, this large conservatory has radiators for all year round use. Double doors open out to the garden.



## UTILITY ROOM

9'0" x 7'0" approx (2.74m x 2.13m approx)

With matching fitted units complete with Silestone worksurfaces. There is a one and a half undercounter sink with mixer tap, plumbing for automatic washing machine and space for dryer.

## INNER LOBBY

Accessed via the entrance porch, the inner lobby provides access to a further utility/ kitchenette and the office. This combination of rooms could readily become a ground floor annexe.

## OFFICE

15'5" x 15'2" approx (4.70m x 4.62m approx)

With windows to two elevations. A range of fitted cupboards are installed to one wall and there is a deep wardrobe with sliding doors.





## *SHOWER ROOM*

With suite comprising low level W.C., wash hand basin, corner shower cubicle, tiling to the walls, heated towel rail.



## *FIRST FLOOR*

### *GALLERIED LANDING*

A stunning space with window to rear and double doors opening out to a balcony which looks to the front of the property.



### *BEDROOM 1*

16'3" x 15'9" approx (4.95m x 4.80m approx)

A luxuriously proportioned bedroom. Window to rear. Fitted drawers.





## *DRESSING ROOM*

7'3" x 7'2" approx (2.21m x 2.18m approx)  
Window to front elevation.

## *ENSUITE SHOWER ROOM*

8'0" x 7'2" approx (2.44m x 2.18m approx)  
A stylish en-suite comprising a Villeroy & Boch wash hand basin with cabinet, low level WC and a shower area with glazed partition plus rainhead and hand held shower system. Tiling to the walls and floor, underfloor heating, heated towel rail.



## *BEDROOM 2*

11'10" x 10'4" approx (3.61m x 3.15m approx)  
With windows to rear elevation.





## ENSUITE SHOWER ROOM

With suite comprising wash hand basin and cabinet, low level WC, corner shower cubicle, tiling to the walls and floor, heated towel rail.



## BEDROOM 3

13'0" x 11'0" approx (3.96m x 3.35m approx)  
With window to front elevation.



## BEDROOM 4

12'10" x 10'10" approx (3.91m x 3.30m approx)  
With fitted wardrobes and drawers, window to rear elevation.



## BATHROOM

15'0" x 7'7" approx (4.57m x 2.31m approx)

Having a Jacuzzi suite comprising a corner Jacuzzi bath, low level W.C., wash hand basin and corner shower enclosure. Travertine tiling to the walls and floor, heated towel rail.



## OUTSIDE

Overall the plot extends to around 0.6 acre and is beautifully manicured with lawns extending to front, side and rear elevations. Directly to the rear of the house, and accessible from the kitchen and entrance reception/snug, extends a large paved terrace with contemporary steel balustrade. Expansive lawns lie beyond bounded by mature hedges and shrubbery which provide a high level of privacy and a further patio is accessed by a winding path and can be enjoyed later in the day.





## DRIVE & GARAGING

The property is approached across the exclusive private lane of The Park and upon arriving at Ashleigh, brick walls and pillars, flank automated gates which open to the driveway and forecourt. There is a double garage with two automated up and over entry doors and an adjacent carport.



## TERRACE



## REAR VIEW



## 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.

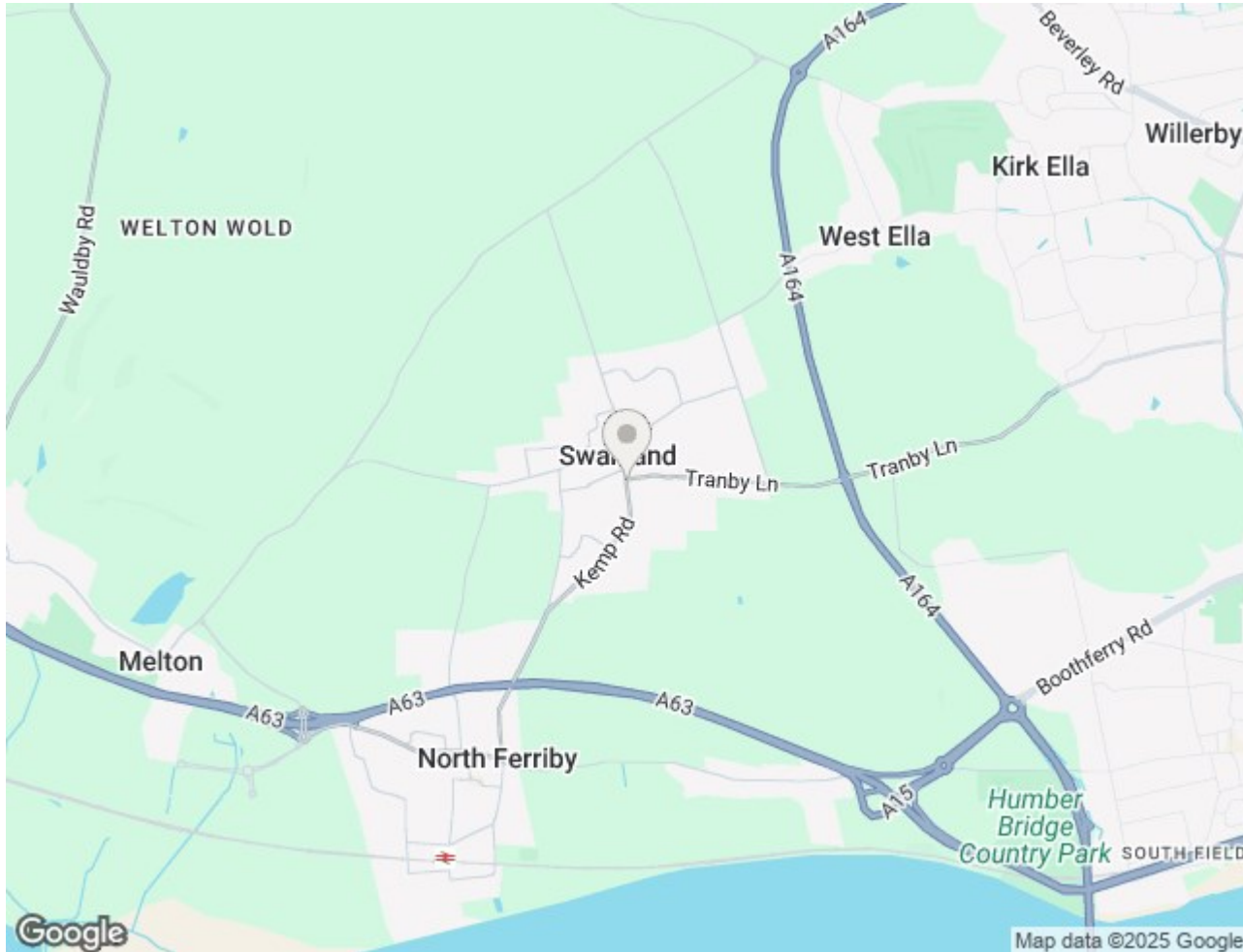
## PHOTOGRAPH DISCLAIMER

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.






Total area: approx. 371.3 sq. metres (3996.6 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	