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**Limb**  
MOVING HOME



*4 Styles Croft, Swanland, East Yorkshire, HU14 3NU*

- 📍 Amazing Contemporary Home
- 📍 Desirable Lifestyle
- 📍 Stunning Living Kitchen
- 📍 Council Tax Band = G
- 📍 5 Good Bedrooms
- 📍 Contemporary Garden
- 📍 Exclusive Cul-de-sac
- 📍 Freehold/EPC = C

**£745,000**

## INTRODUCTION

This exceptional contemporary home offers a highly desirable lifestyle. Nestled in a prime corner of an exclusive cul-de-sac, the property has been extensively extended to create a luxurious and spacious family residence. Set on a generous plot, it features an open plan lawned front garden, a side driveway leading to a garage, and a beautifully landscaped, south-facing rear garden designed for relaxation and entertaining. At the heart of the home is a stunning 35ft open-plan kitchen, dining, and living space, enhanced by two sets of bi-fold doors that seamlessly connect the indoors with the garden. This leads to an impressive day room, also featuring bi-fold doors that open to the rear. The ground floor further includes a formal lounge, a dedicated study, a separate utility room, and a convenient downstairs cloakroom/WC, what is accessible from the grand hallway with its central staircase.

Upstairs, five well-appointed bedrooms are accompanied by a stylish family shower room. The luxurious principal suite boasts a spacious 23ft long bedroom area, a fitted dressing room, and a private en-suite bath/shower room.

Offering modern living at its finest, this fabulous home provides ample space for family life and outdoor enjoyment. A viewing is essential to fully appreciate everything it has to offer.

## LOCATION

Styles Croft is an exclusive and most desirable cul-de-sac situated on the eastern fringe of the village off Greenstiles Lane. Swanland has an attractive village centre where a number of shops are to be found including a convenience store/post office, butcher, doctor's surgery, chemist and coffee shop. There are a number of amenities and recreational facilities such as a tennis and bowls club. The village also has a well reputed junior/primary 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

Residential entrance door to:



## ENTRANCE HALL

An impressive entrance reception with central staircase leading up to the first floor, cupboard to side. Amtico flooring.



## W.C.

With low level W.C. and wash hand basin, tiled surround.

## LOUNGE

20'1" x 12'3" approx (6.12m x 3.73m approx)

Having as its focal point, a beautiful limestone fire surround with marble hearth and backplate housing a "living flame" gas fire. Picture window to front elevation.



## STUDY

8'3" x 7'9" approx (2.51m x 2.36m approx)  
Window to front elevation.



## OPEN PLAN LIVING KITCHEN

35'0" x 26'0" approx (10.67m x 7.92m approx)

This amazing space is situated to the rear of the house and has two sets of bi fold doors opening out to the garden. The room can be configured in many ways given its size, however, has an area ideal for casual dining in addition to living space, complete with a large lantern light to the ceiling, all of which allows plenty of light to flood in. The kitchen has an extensive range of contemporary units with grand island and Corian surfaces. There is a one and a half undercounter sink, with adjacent Quooker instant hot water tap, twin AEG ovens and microwaves, four ring induction hob, dishwasher and wine chiller. A link provides access in an open plan style through to a day room area. The kitchen also benefits from underfloor heating and Bose speaker to ceiling.







## DINING AREA



## LIVING AREA



## DAY ROOM

16'6" x 14'9" approx (5.03m x 4.50m approx)

A great place to relax or enjoy the garden from. There are two sets of bi fold doors opening out. The room also has a Bose full surround audio system.



## UTILITY ROOM

11'9" x 6'0" approx (3.58m x 1.83m approx)

With fitted units, sink and drainer, concealed space for washing machine and dryer, external access to side. The room also benefits from underfloor heating.

## FIRST FLOOR

## LANDING

## BEDROOM 1

23'7" x 13'5" approx (7.19m x 4.09m approx)

With an extensive range of fitted wardrobes, window overlooking the rear garden. The room features Bose speakers to ceiling.



## DRESSING ROOM

With further fitted furniture comprising wardrobes and dressing table.



## EN-SUITE BATH/SHOWER ROOM

With suite comprising concealed flush W.C., wash hand basin with cabinet, free standing bath with tap stand and wall inset TV, corner shower cubicle with rainhead and handheld shower system, tiling to the walls and floor.



## BEDROOM 2

14'0" x 11'0" approx (4.27m x 3.35m approx)  
Fitted wardrobes, two windows to front elevation.





## BEDROOM 3

12'7" x 9'8" approx (3.84m x 2.95m approx)  
With fitted wardrobes and dressing table, window to front elevation.



## BEDROOM 4

12'0" x 10'3" approx (3.66m x 3.12m approx)  
Fitted wardrobe, window to rear elevation.



## BEDROOM 5

12'8" x 11'0" approx (3.86m x 3.35m approx)  
Window to front elevation.



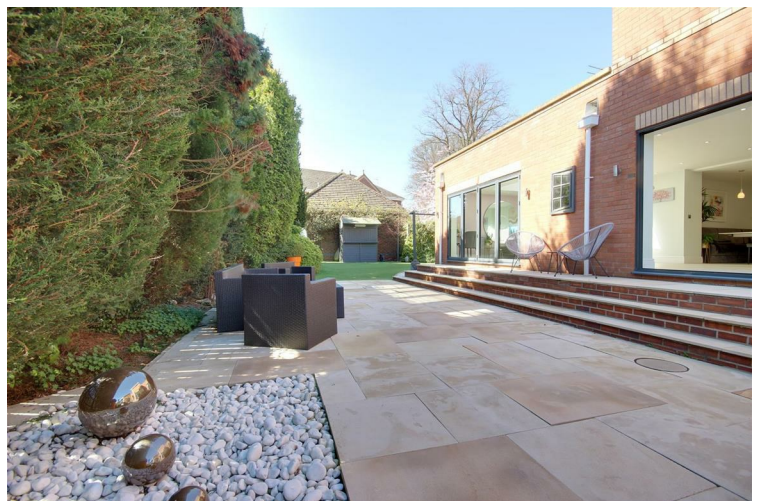
## FAMILY SHOWER ROOM

A stylish suite comprising low level W.C., concealed flush W.C. fitted on plinth, large "walk in" shower area with rainhead and handheld shower system, tiled surround and floor.



## OUTSIDE

The property occupies a good sized plot having an open plan lawned garden to the front. A tarmac driveway provides parking and access to the garage which has an automated up and over entry door. The contemporary rear garden has been set out and landscaped to be low maintenance, enjoyed and relaxed in. It has a southerly facing aspect and areas include a composite deck which accommodation a hot tub, beautiful paved patio and artificial grass with summerhouse and outdoor bar.







REAR VIEW



## CENTRAL HEATING

The property has the benefit of gas fired central heating to radiators,

## DOUBLE GLAZING

The property has the benefit of uPVC framed double glazing plus bi fold doors to principal rooms at the 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

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*

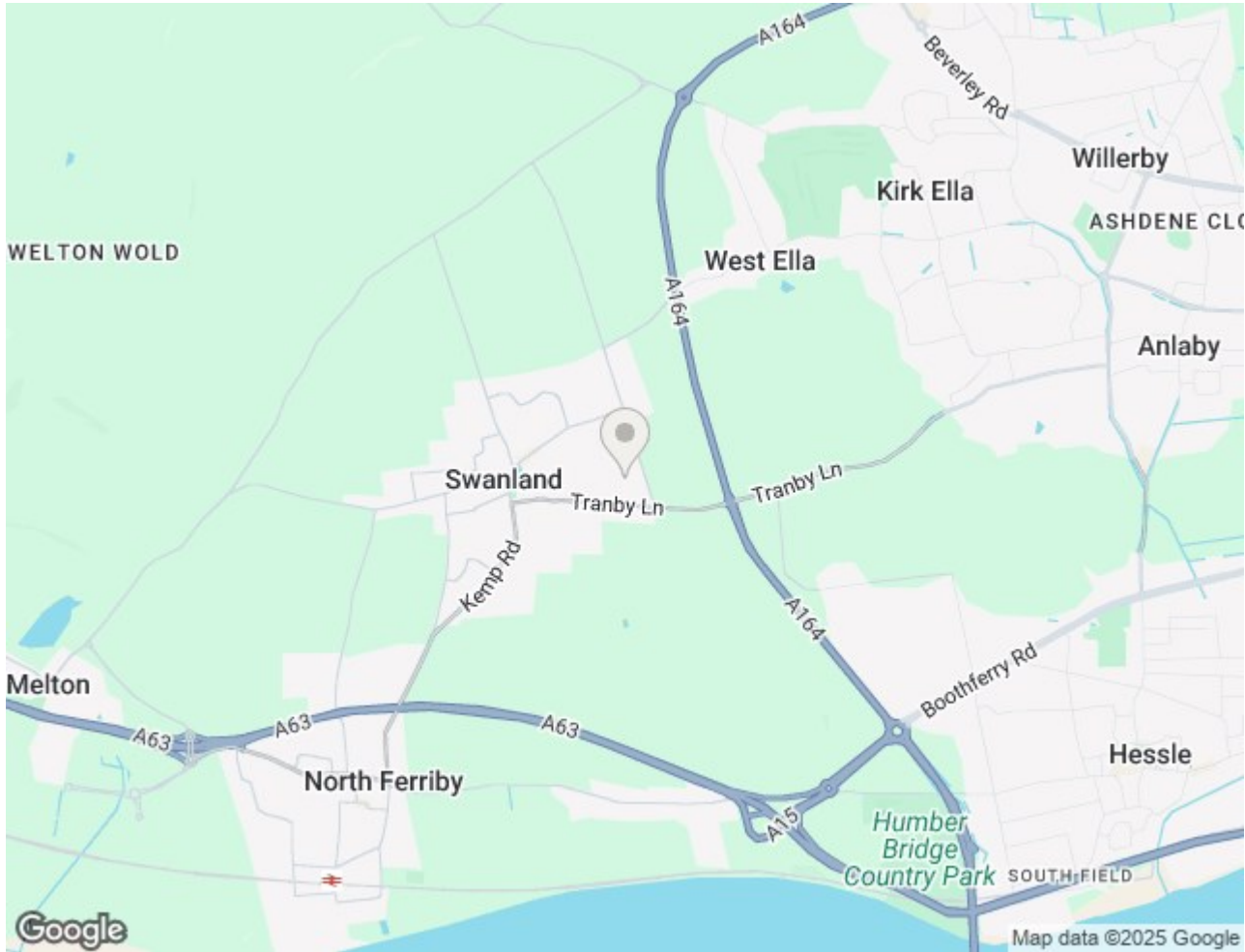
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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






Total area: approx. 273.4 sq. metres (2942.6 sq. feet)  
4 Styles Croft



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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	